



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
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www.nj.gov/pinelands



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA

Friday, December 9, 2022 - 9:30 a.m.

This meeting will be held in-person and virtually

Richard J. Sullivan Center for Environmental Policy and Education
Terrence D. Moore Conference Room
15C Springfield Road
New Lisbon, New Jersey

Watch the meeting on the Pinelands Commission YouTube channel:

www.youtube.com/c/PinelandsCommission

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 849 2855 1520

1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag

2. Adoption of Minutes

- November 10, 2022

3. Committee Chairs' and Executive Director's Reports

4. Matters for Commission Consideration *Where the Record is Closed*

A. Permitting Matters

- Office of Administrative Law
 - None
- Review of Local Approvals
 - None
- Public Development Projects and Waivers of Strict Compliance:

Resolution Approving With Conditions (1) Application for Public Development:

- Application No. 1995-1214.010 - Stafford Township
Proposed improvements to an existing municipal sanitary sewer pump station

Stafford Township

B. Planning Matters

- Municipal Master Plans and Ordinances
 - None
- Other Resolutions
 - None
- CMP Amendments
 - None

5. Public Comment on Public Development Applications and Waivers of Strict Compliance *Where the Record is Not Closed*

A. Public Development Projects

- Application No. 1985-0641.014 – Pemberton Township
Installation of sidewalk within the First Avenue, College Drive, Scrapetown Road and Yale Road rights-of-way
Pemberton Township
- Application No. 1986-0127.001 – CS Energy on behalf of Berkeley Township
Soil capping of a closed municipal landfill
Berkeley Township
- Application No. 1988-0706.023 – Town of Hammonton
Construction of an artificial turf athletic field at an existing municipal recreational facility
Hammonton Town

B. Waivers of Strict Compliance

- Application No. 2000-0667.001 – KDS Homes, LLC
Single Family Dwelling
Manchester Township

6. Master Plans and Ordinances Not Requiring Commission Action

- Galloway Township Ordinance 2093-2022
- Lacey Township Ordinances 2022-03, 2022-25, and 2022-33
- Woodbine Borough 2022 Bicycle and Pedestrian Master Plan

7. Other Resolutions

- Scheduling Regular Pinelands Commission Meeting Dates for 2023

8. General Public Comment

9. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters
(The Commission reserves the right to reconvene into public session to take action on closed session items.)

10. Adjournment

Upcoming Meetings	
Fri., January 13, 2023	Pinelands Commission Meeting (9:30 a.m.)
Fri., January 27, 2023	Policy & Implementation Committee Meeting (9:30 a.m.)

To ensure adequate time for all members of the public to comment, we will respectfully limit comments to three minutes. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.

Pinelands Commission and Committee meeting agendas are posted on the Commission’s Website and can be viewed at www.nj.gov/pinelands/ for more information on agenda details, e-mail the Public Programs Office at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES
November 10, 2022

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=0AyRV6VvM9A>

Commissioners Participating in the Meeting

Alan W. Avery Jr., Dan Christy, Jerome H. Irick, Jane Jannarone, Theresa Lettman, Ed Lloyd, Mark Lohbauer, Davon McCurry, Jonathan Meade (who joined the meeting at 10:11 a.m.), William Pikolycky, Douglas Wallner and Chair Laura E. Matos. Also participating were Acting Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Katherine Hunt and Governor's Authorities Unit representative Janice Venables.

Commissioners Absent

John Holroyd & Gary Quinn.

Call to Order

Chair Matos called the meeting to order at 9:32 a.m.

DAG Hunt read the Open Public Meetings Act Statement (OPMA).

Acting Executive Director (ED) Grogan called the roll and announced the presence of a quorum. Twelve Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's October 14, 2022 meeting. Commissioner Irick moved the adoption of the minutes. Commissioner Pikolycky seconded the motion.

The minutes from the October 14, 2022 Commission meeting were adopted by a vote of 11 to 0. Commissioner Meade was not present for the vote.

Committee Reports

Commissioner Avery said a pre-audit meeting was held on October 25, 2022. He said the Audit team sent an engagement letter and asked when they would have access to the financial statements. He said state auditors arrived at the Commission on November 1st and will be here for three months in order to conduct the Fiscal Year 2021 audit. He added that records associated with this audit and the Office of the State Auditor are not subject to the Open Public Records Act (OPRA).

Acting Executive Director's Report

Acting ED Grogan provided information on the following matters:

- On November 18th, the Commission will host its second archaeology symposium. The event will be held in-person and livestreamed. Seven presentations are lined up throughout the day and approximately 60 participants have registered. The Commission's staff archaeologist, Tony McNichol, has resigned and the recruitment process has begun in search of a replacement.
- The 60-day public comment period for the Kirkwood-Cohansey rules closed on November 5th. Staff will be organizing and summarizing the public comment received, and the comments are both in support and opposition. A draft of suggested revisions will be shared with the Policy & Implementation Committee at its November meeting. The revisions stem from comments raised by representatives of the resource extraction industry.
- The Commission received half of the appropriation for Fenwick Manor that was granted through the Fiscal Year 2023 State Budget. Quarterly installments will be wired through the New Jersey Department of Environmental Protection (NJDEP), which is the same process that is followed for the Commission's regular state appropriation. A structural analysis of the building will be completed first to ensure stabilization of the structure.
- Application fees continue to be submitted. Sixty-two percent of the budgeted amount for Fiscal Year 2023 has already been received. In turn, the Regulatory Programs office is very busy reviewing applications.
- The NJDEP is moving forward with its Inland Flood Protection Rule as part of a larger package of rules regarding its Protecting Against Climate Threats (PACT) initiative. Staff has attended some of the briefings on the amendments regarding the stormwater rules. The CMP cross-references NJDEP's rules and adopts them by reference, which means they will automatically take effect in the Pinelands.

- Earlier this week, staff provided Commissioners with a petition to amend the CMP. The petition was submitted by Bill Wolfe. Included was the Commission's letter notifying Mr. Wolfe that his petition is incomplete. Mr. Wolfe would like to see the CMP amended to require monitoring and compliance with the Environmental Protection Agency's final aluminum criteria for regulated activities that disturb soils, generate stormwater, and/or result in point and non-point discharge of pollutants to wetlands and surface waters, including development and forest management activities. The petition was also submitted to the Highlands Council and the NJDEP. Both agencies have published notices in the NJ Register, acknowledging receipt of the petition.

Commissioner Lohbauer asked if staff knew what the NJDEP was planning to do about the petition request.

Acting ED Grogan said the NJDEP is discussing the recommendation raised in the petition but that staff are not aware of how the Department or the Highlands Council plan on responding.

Chuck Horner, Director of Regulatory Programs, provided information on the following regulatory matters:

- On November 9th, staff opened a public hearing for a change of use application from a restaurant to a deli and food bank. The application is not consistent with the CMP's groundwater quality standards. The applicant requested that the hearing be postponed, and a continuation of the hearing is now scheduled for November 29, 2022.
- In 2006, the Commission issued a Certificate of Filing for the development of over 600 dwelling units in Egg Harbor Township. The homes have not been built. However, through the years, the Township Planning Board has granted extensions under the Municipal Land Use Law and the Permit Extension Act. In 2018, the Commission certified an ordinance that required the redemption of Pinelands Development Credits (PDCs) for 25% of market rate dwellings. Staff is in the process of determining if the applicant will need to purchase PDCs for this project, as the developer wishes to proceed with the project.
- Between 2004 and 2006, approximately 15 Certificates of Filing were issued for the construction of single-family dwellings in Woodland Township. In the past six months, applicants are proceeding with building permits but first need to address threatened and endangered species standards.

Director Horner said the Regulatory Programs office is experiencing an unusually high workload. Between applications, inquiries and reviewing municipal approvals – all of which have different deadlines – staff is busier than ever. He said often an applicant who is not represented by an engineer will contact the Commission and staff will spend a great

deal of time explaining the application process, the environmental standards in the CMP and zoning. He commended Regulatory Programs staff for their patience in providing information to potential applicants and members of the public. He added that the Commission may wish to have a future discussion on what types of applications the staff should focus on.

Commissioner Lloyd suggested that the matter be discussed further at a future P&I Committee meeting.

Commissioner Avery asked if applicants are being referred to the Commission by certified municipalities.

Director Horner said some of the more rural municipalities tend to send applicants directly to the Commission. Some towns have part-time zoning officers, whereas Commission staff members are available five days a week.

Acting ED Grogan said steps have been taken so applicants can find answers to their questions by using the website, the Pinelands interactive map, the wetlands map and direct links to zoning codes. In many instances, applicants want to speak to someone. She said a good next step would be to have a discussion at a P&I or Personnel & Budget Committee meeting or with the Governor's office in an effort to hire additional staff.

Commissioner Pikolycky said the Local Review Officer Program needs to be part of any future discussions.

Stacey Roth, Chief of Legal & Legislative Affairs, reminded Commissioners about their obligation to complete both ethics and cannabis training. She said the deadline to complete the training modules is December 2, 2022.

Paul Leakan, Communications Officer provided an update on the following:

- The World Water Monitoring Challenge was held at Batsto and provided the opportunity to educate about 130 students.
- Staff is finalizing the 2023 Pinelands National Reserve wall calendar, which will be distributed free-of-charge in early December at Batsto Village, Belleplain State Forest, Bass River State Forest, Brendan T. Byrne State Forest and Whitesbog Village.
- The Commission will host a presentation on invasive plant species identification today. It will also be livestreamed on the Commission's YouTube channel.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for a two-lot resubdivision and no further development in Monroe Township.

Commissioner Lohbauer made a motion Approving With Conditions an Application for Public Development (Application Number 1986-1336.005) (See Resolution # PC4-22-42). Commissioner Avery seconded the motion.

Director Horner said the township is subdividing a small piece of land from a residential property to provide a side-yard buffer for a proposed firehouse.

The resolution was adopted by a vote of 11 to 0. Commissioner Meade was not present for the vote.

Public Comment on Development Applications and Items Where the Record is Open

No one from the public provided comment.

Ordinances Not Requiring Commission Action

Acting ED Grogan said Ordinance O-2022-028 was submitted by Winslow Township in response to a Department of Community Affairs (DCA) model ordinance related to electric vehicle charging stations. The Commission staff identified several minor revisions that were necessary and distributed an amended version of the model to all Pinelands municipalities. The Winslow ordinance is the first ordinance of many that will be submitted for Commission approval.

Presentation

The Pinelands Commission and U.S. Geological Survey (USGS) recently completed a study of endocrine disrupting compounds on fish and frogs in the Pinelands. The study was funded by the William Penn Foundation through the Delaware Watershed Research Fund, which is administered by the Academy of Natural Sciences of Drexel University. Water chemistry and fish were sampled above and below two municipal sewage treatment plants, and water chemistry and frogs were sampled in 13 ponds and stormwater basins. Kelly Smalling from the USGS gave a presentation to the Commission that described the results of the study. (See attached presentation slides.)

Chair Matos thanked Ms. Smalling for her in-depth presentation.

Commissioner Lohbauer asked if the pollution detected in the sampling from both point and non-point sources are causing endocrine disruption and asked what action should be done now that the study is complete.

Ms. Smalling said the pollution is there and studies have shown that pollution can be a determinant of endocrine disruption. However, she said the relationship found in this study

is not causal. She noted that these findings are not new. She said this study provides a baseline for what is in the water, something the Pinelands did not have previously. She said the study tested for over 140 chemicals.

Ms. Smalling said as a federal employee she cannot offer any specific policy recommendations. She said Commissioners should work with staff on what to do with the data produced from the study and whether additional studies should be undertaken.

Commissioner Lohbauer asked if the bass population was in jeopardy due to intersex.

Ms. Smalling said scientists have been study intersex and reproductive success in fish for approximately 20 years and have not found a link. She said scientists need to know more, specifically when the fish become intersex. There has been no effect on the population, particularly in the Pinelands.

Chair Matos left the meeting and Vice Chair Avery ran the remainder of the meeting.

Commissioner Avery asked how many sewage wastewater treatment facilities discharge in the Pinelands Area.

Director Horner said Medford Lakes, Hammonton and Buena are the three sewage treatment plants that discharge in the Pinelands Area. He said other facilities truck the wastewater out of the Pinelands.

Heidi Yeh of the Pinelands Preservation Alliance asked if all personal care products are a problem and how long Endocrine Disrupting Compounds (EDCs) stay in the environment.

Ms. Smalling said it depends on the specific EDC, but it can take anywhere from days, weeks and sometimes even months to break down. She said herbicides break down relatively quickly. She said as far as personal care products are concerned, they are all problematic, however using less of them is helpful.

Commissioner Irick asked if pharmaceuticals are considered a personal care product.

Ms. Smalling said no and that pharmaceuticals were not part of the study. She said she wished that pharmaceuticals could have been included in the study but due to monetary constraints, they were not analyzed.

Commissioner Wallner asked if the estrogen found was from birth control pills.

Ms. Smalling said partly from birth control pills but animals and plants both secrete estrogen, so it was a combination of natural and manmade estrogen.

General Public Comment

No one from the public provided comment.

Adjournment

Commissioner Lohbauer moved to adjourn the meeting. Commissioner Pikolycky seconded the motion. The Commission agreed to adjourn at 11:13 a.m.

Certified as true and correct:



Executive Assistant

Date: November 18, 2022



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-22- 42

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1986-1336.005)

Commissioner Lohbauer moves and Commissioner Avery seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Acting Executive Director that the following application for Public Development be approved with conditions:

1986-1336.005

Applicant: **Monroe Township**
Municipality: Monroe Township
Management Area: Pinelands Regional Growth Area
Date of Report: October 17, 2022
Proposed Development: Two lot resubdivision and no further development.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Acting Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Acting Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Acting Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1986-1336.005 for public development is hereby **approved** subject to the conditions recommended by the Acting Executive Director.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Avery	X				Lettman	X				Pikolycky	X			
Christy	X				Lloyd	X				Quinn			X	
Holroyd			X		Lohbauer	X				Wallner	X			
Irick	X				McCurry	X				Matos	X			
Jannarone	X				Meade			X						

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: November 10, 2022

Susan R. Grogan
Acting Executive Director

Laura E. Matos
Chair



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

October 17, 2022

Jill McCrea, Business Administrator
Monroe Township (via email)
125 Virginia Ave.
Williamstown NJ 08094

Re: Application # 1986-1336.005
Block 11603, Lots 5 & 6
Monroe Township

Dear Ms. McCrea:

The Commission staff has completed its review of this application for a two lot resubdivision and no further development. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 10, 2022 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Acting Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Monroe Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)



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LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 17, 2022

Jill McCrea, Business Administrator
 Monroe Township (via email)
 125 Virginia Ave.
 Williamstown NJ 08094

Application No.: 1986-1336.005
 Block 11603, Lots 5 & 6
 Monroe Township

This application proposes a two lot resubdivision and no further development of the above referenced 0.36 acre parcel in Monroe Township. The Township owns vacant Block 11603, Lot 6. There is an existing single family dwelling located on Block 11603, Lot 5. The resubdivision will result in the lot line located between Lots 5 and 6 being adjusted by five feet.

On March 11, 2022, the Commission approved the construction of a fire station on Block 11603, Lots 6 & 7 (App. No. 1986-1336.004).

STANDARDS

The Commission staff has reviewed the proposed resubdivision for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28(a))

The parcel is located in a Pinelands Regional Growth Area. The proposed resubdivision is permitted in a Pinelands Regional Growth Area.

PUBLIC COMMENT

The CMP defines the proposed resubdivision as “minor” development. The CMP does not require public notice for minor development applications. The application was designated as complete on the Commission’s website on September 19, 2022. The Commission’s public comment period closed on October 14, 2022. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. The proposed resubdivision shall adhere to the plan, prepared by Robert J. Monson, PLS and dated February 12, 2021.
2. The applicant shall obtain any other necessary permits and approvals for the resubdivision.

CONCLUSION

As the proposed resubdivision conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed resubdivision subject to the above conditions.



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PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on November 4, 2022 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

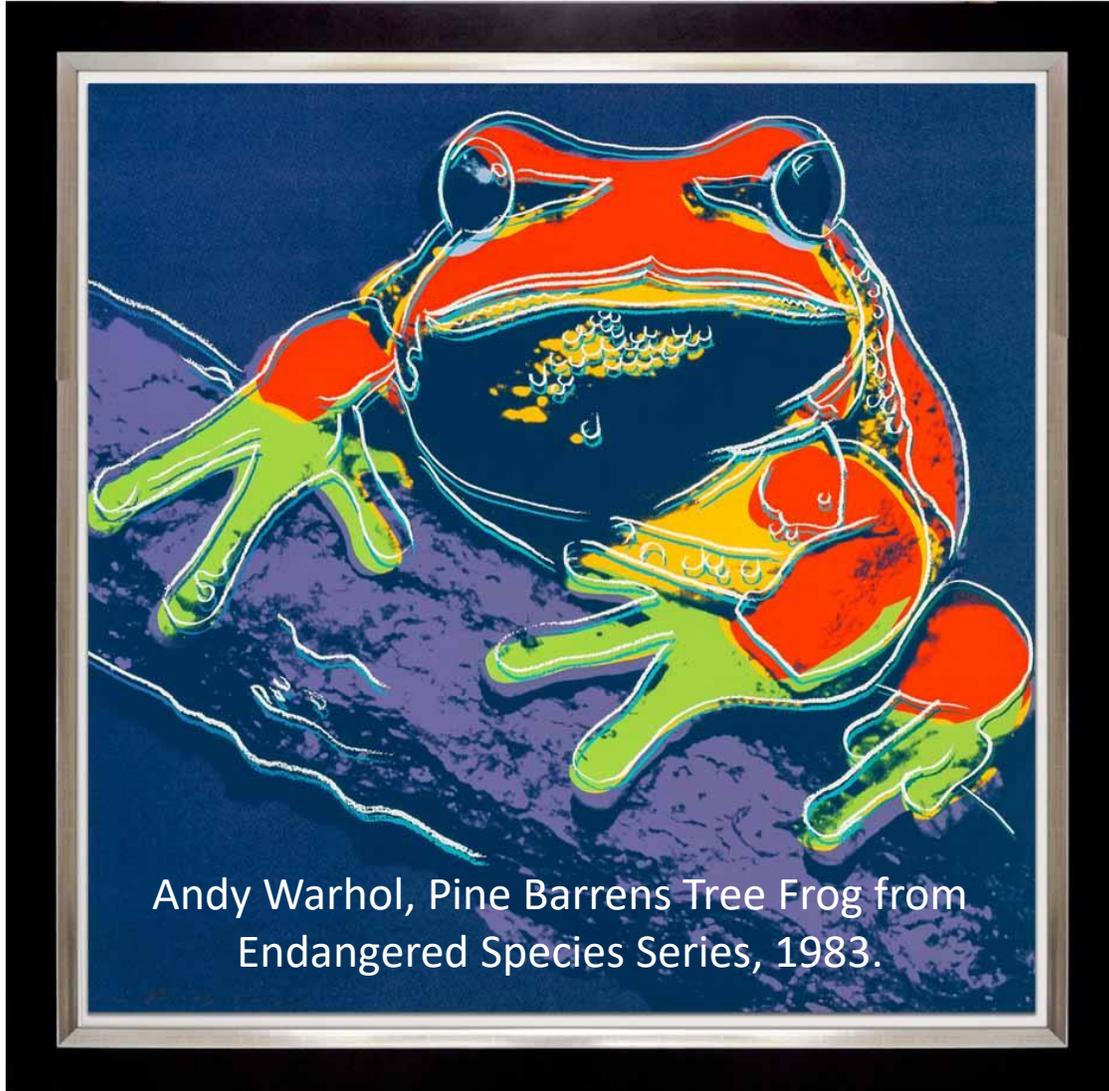
Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

Point and non-point sources of endocrine disrupting compounds and their potential effects on fish and frogs in the New Jersey Pinelands

Kelly L. Smalling, Sara E. Breitmeyer, John F. Bunnell, Vicki S. Blazer, Patrick M. Burritt, Heather L. Walsh, Jeffrey K. Dragon

NJ Pinelands Commission Meeting
November 10, 2022





Project Funding

- ✓ New Jersey Pinelands Commission
- ✓ William Penn Foundation through the Academy of Natural Sciences at Drexel University Delaware Watershed Research Fund
- ✓ USGS Cooperative Water Program
- ✓ USGS Amphibian Research & Monitoring Initiative
- ✓ USGS Environmental Health Program



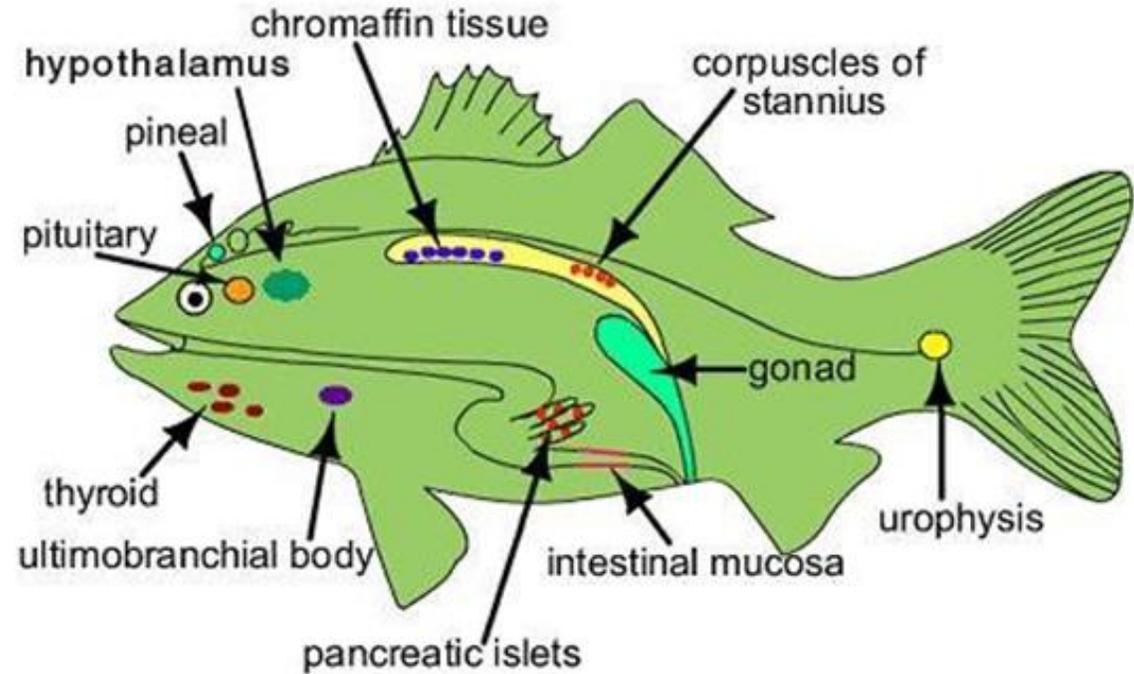
Outline

- ✓ Brief overview of EDCs
- ✓ Questions
- ✓ Study design
- ✓ Surface water sampling
- ✓ Chemical mixtures in surface water
- ✓ Fish and frog sampling
- ✓ Health effects
- ✓ Why does it all mean?

The endocrine system is...

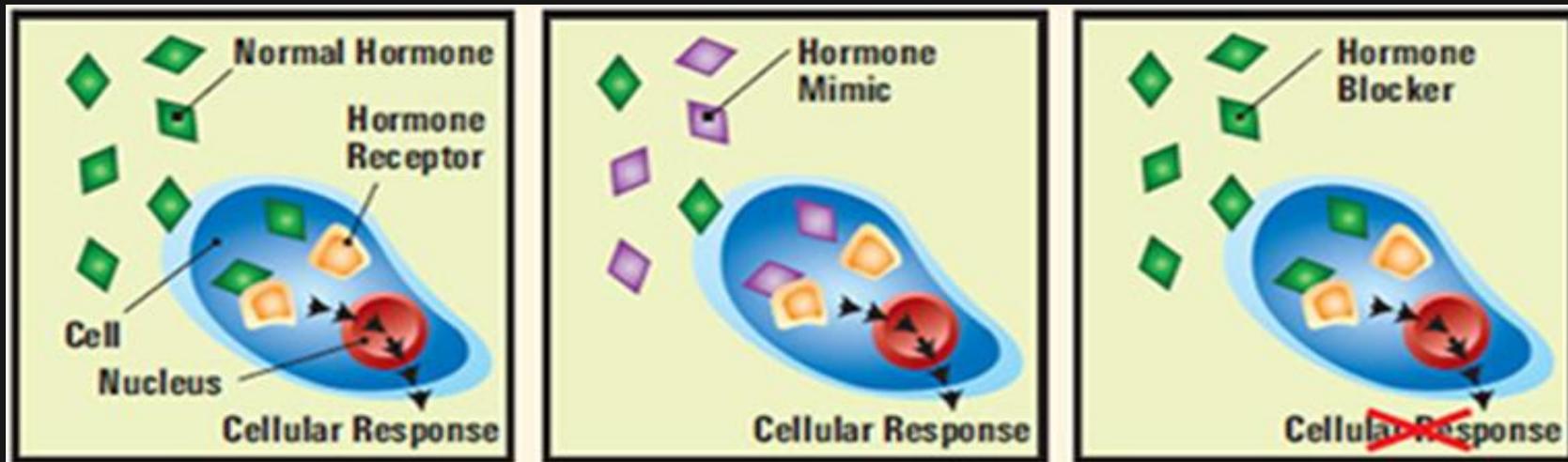
a collection of tissues in animals that produce hormones to regulate essential life processes

e.g., reproduction, development, etc.



What is an endocrine disrupting chemical?

Compounds within an **ecosystem** with the potential to interfere with the **endocrine function** of natural populations of fish and wildlife, resulting in deleterious effects on **development, metabolism, reproduction, immune response** or other biological outcomes.

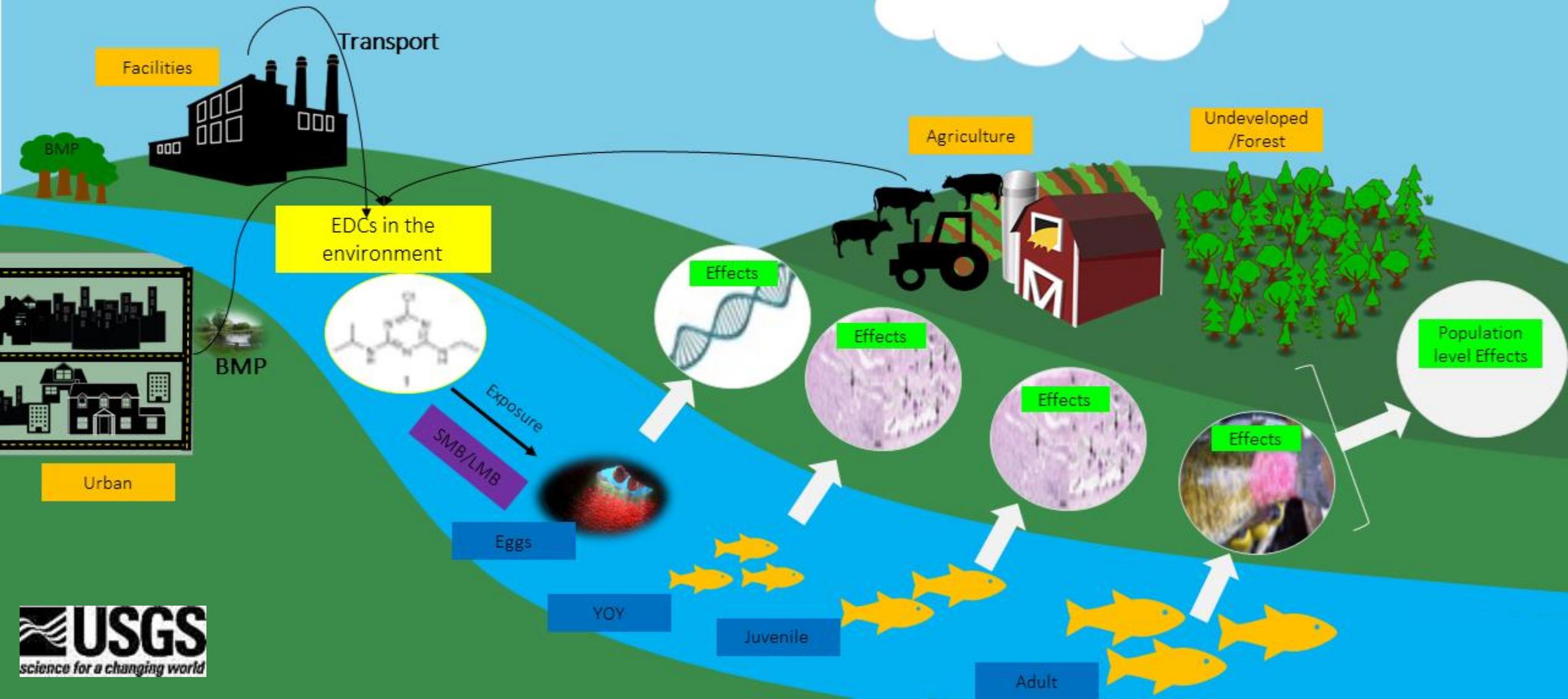
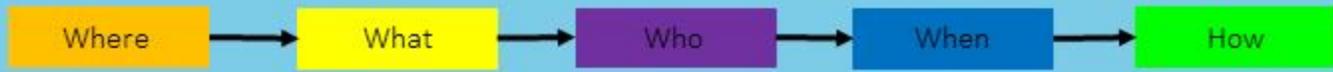




Sources and examples of EDCs

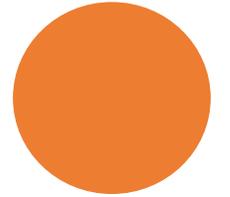
- Hormones (natural or synthetic)
- Pharmaceuticals/antibiotics
- Pesticides
- Surfactants
- Plastics
- Flame retardants
- Personal care products



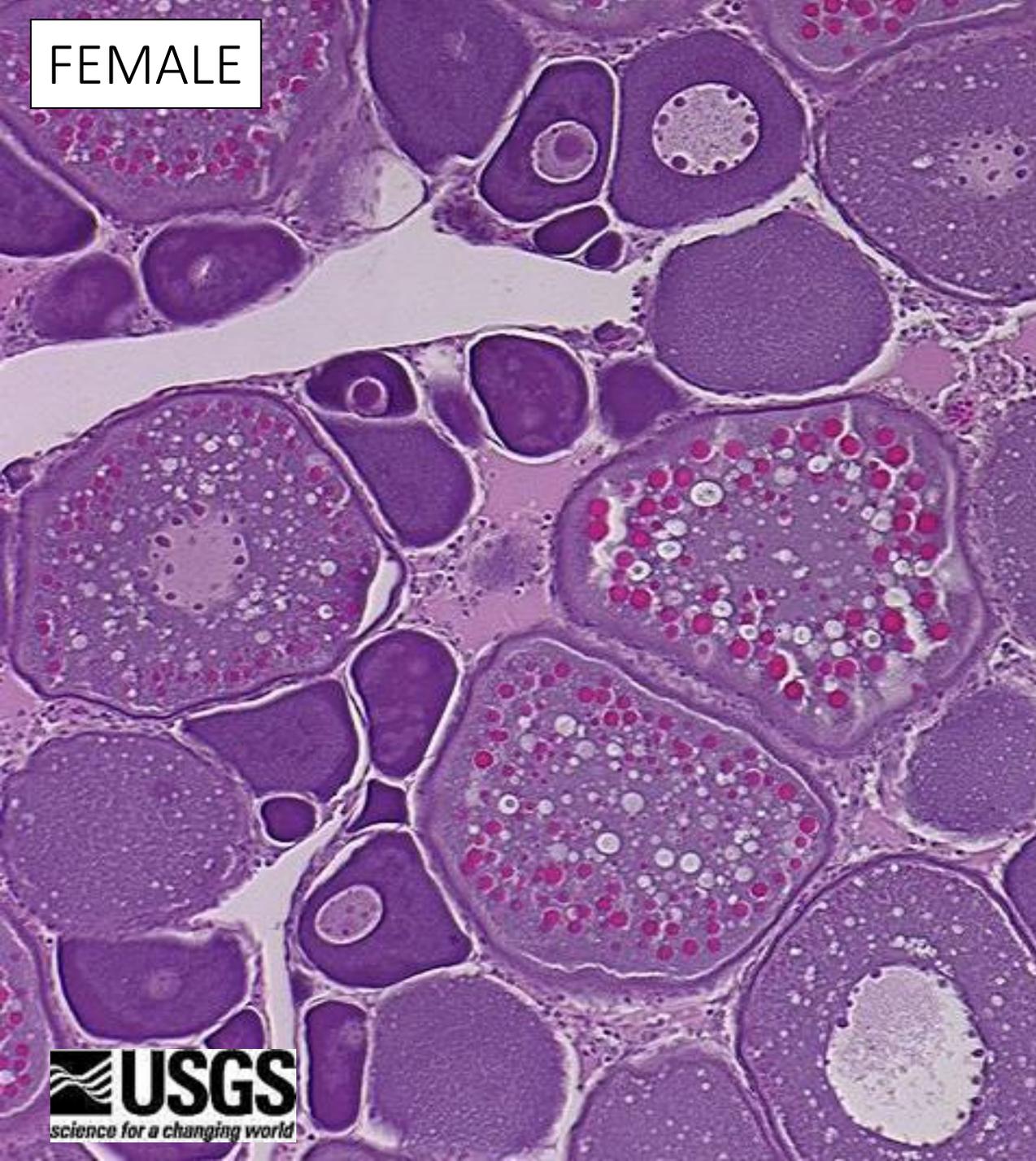


Potential effects

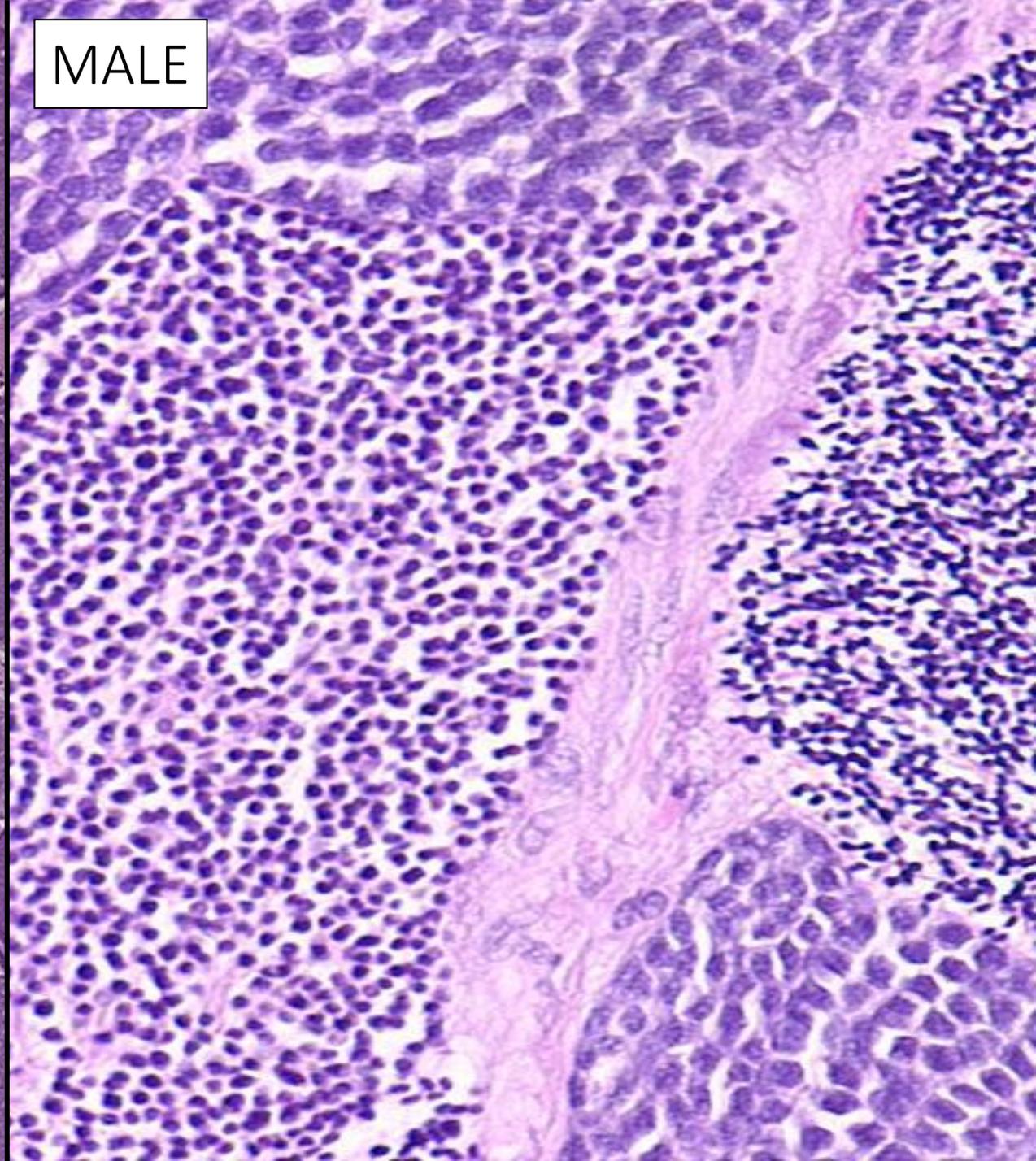
- Female based sex ratio
- Intersex
- Immune suppression (parasites)



FEMALE



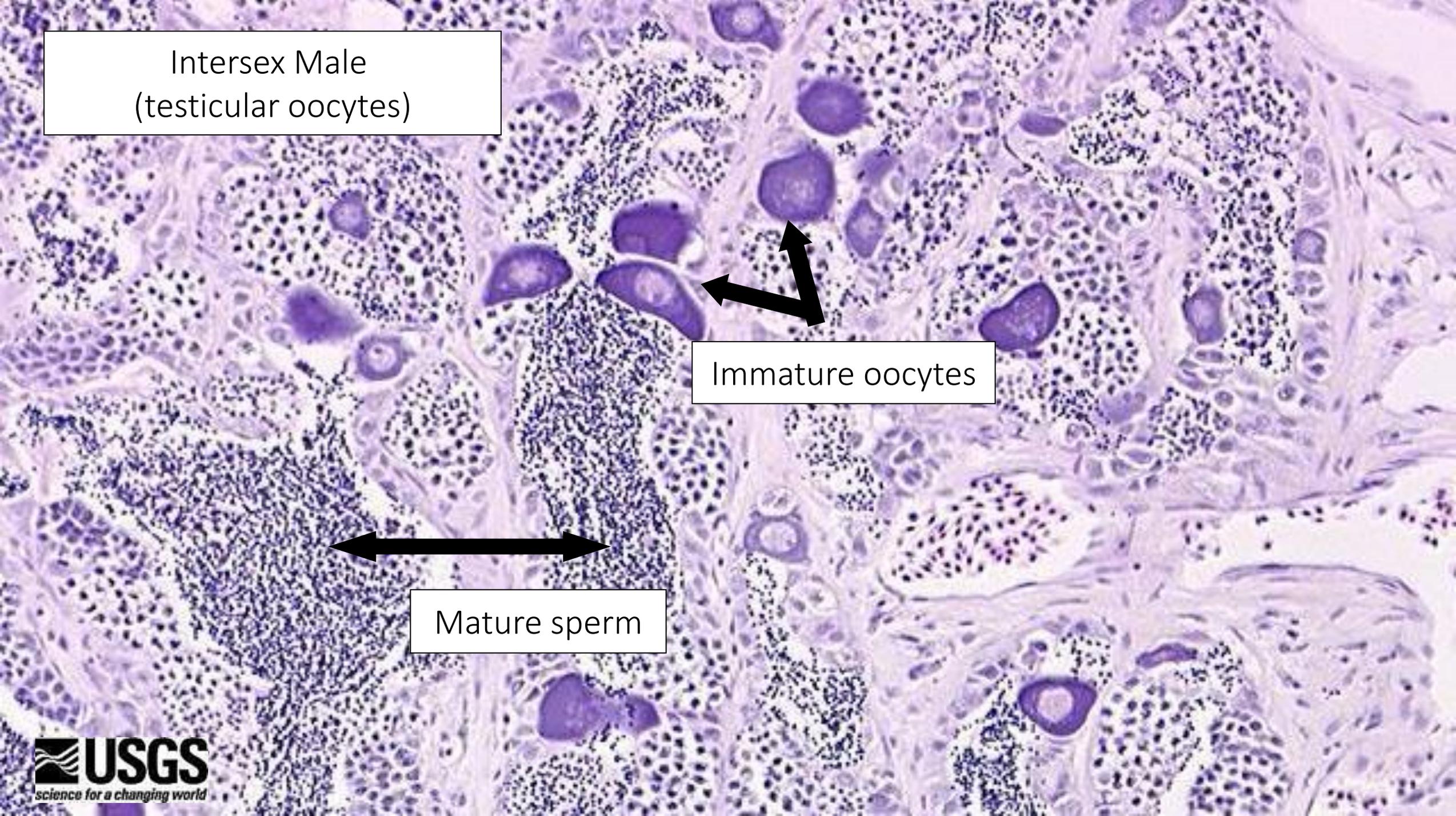
MALE



Intersex Male
(testicular oocytes)

Immature oocytes

Mature sperm



Study Questions

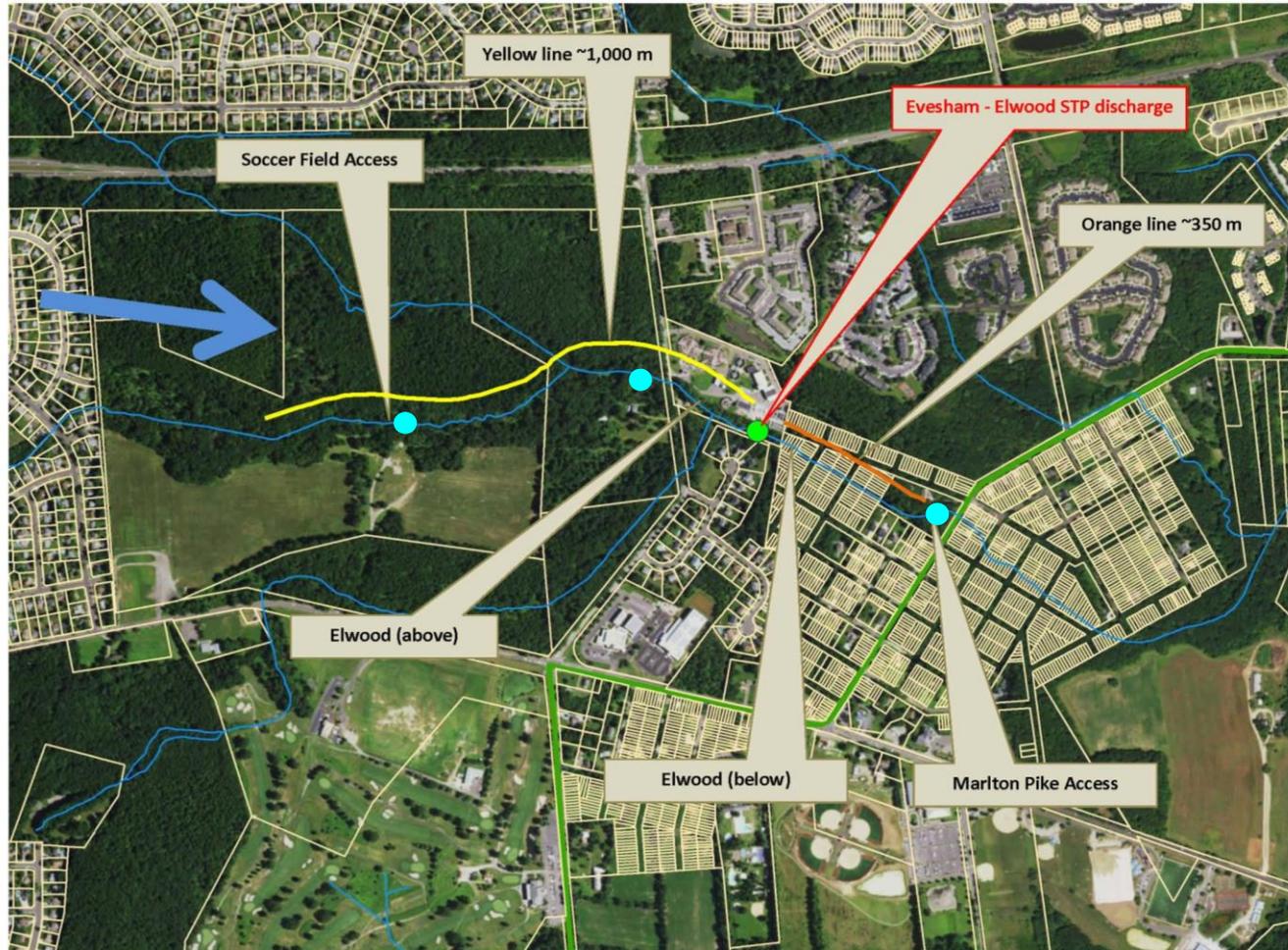
- Are EDCs present in the surface water of streams above and below municipal sewage treatment plants and in the surface water of stormwater basins and ponds located in altered landscapes?
- Do biological manifestations of endocrine disruption occur in native and non-native fish and frog species at these sites?
- Do differences in the proposed biological and chemical measures of endocrine disruption exist between point and non-point sources in the Pinelands?
- How do the results for these impacted sites compare to the results for minimally impacted reference streams and ponds?

Study Design

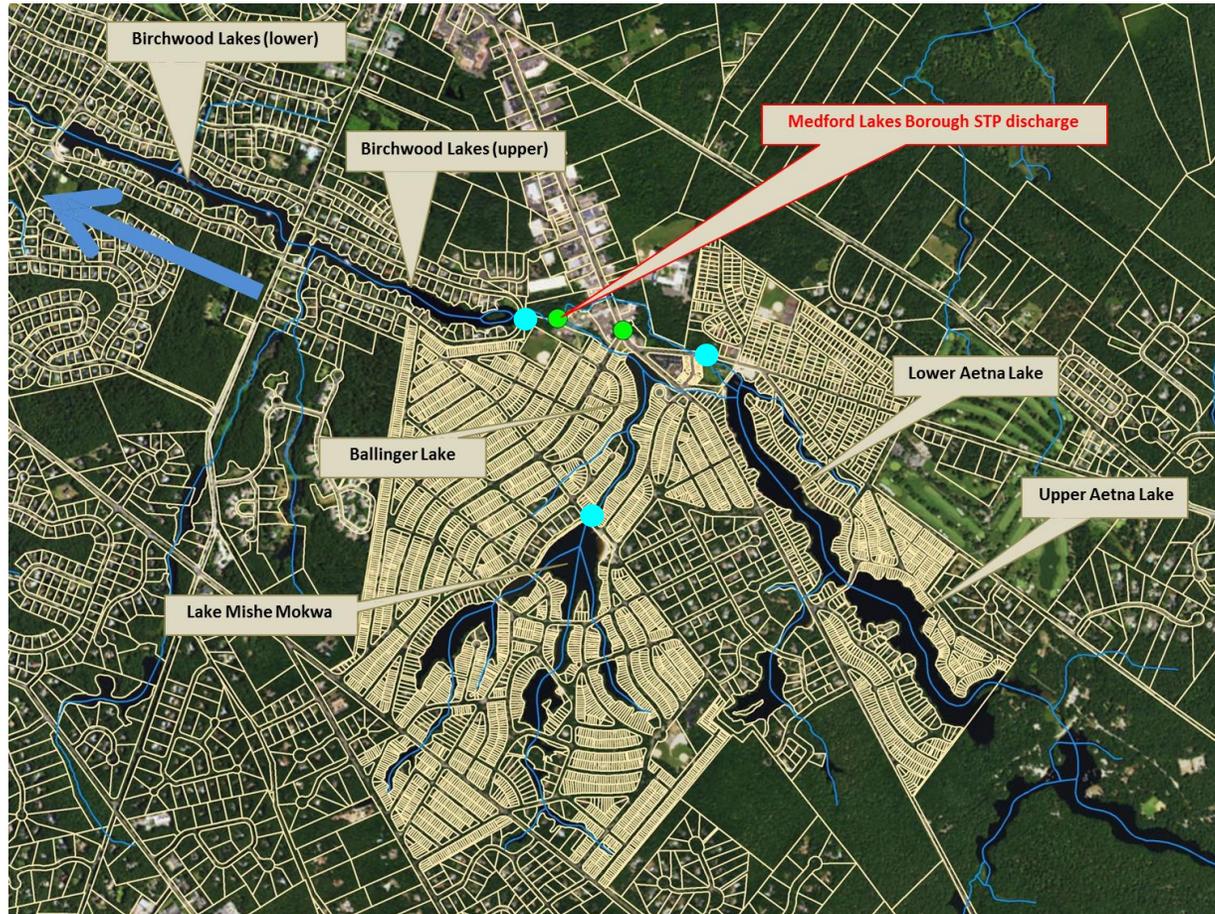
- **On-Stream** - point source impacted
 - 1 stream complex
 - 1 lake complex
 - 2 reference lakes
- **Off-stream** - nonpoint source impacted
 - 10 degraded ponds/stormwater basins
 - 3 reference ponds



On-stream sites



On-lake sites



Land-use information

Site Type	n	Upland Agriculture	Development	Altered Land
Off-Stream Sites (Wetlands)				
Reference	3	0%	<4.5%	<4.5%
Degraded	10	0–30%	0.7–43%	12–64%
On-Stream (Streams/Lakes)				
Reference	2	0–0.4%	0.3–2.8%	<3.5%
Above WWTP	4	0–1.6%	40–75%	41–75%
Below WWTP	2	0.2–1.1%	48–73%	41–75%

Water Sampling

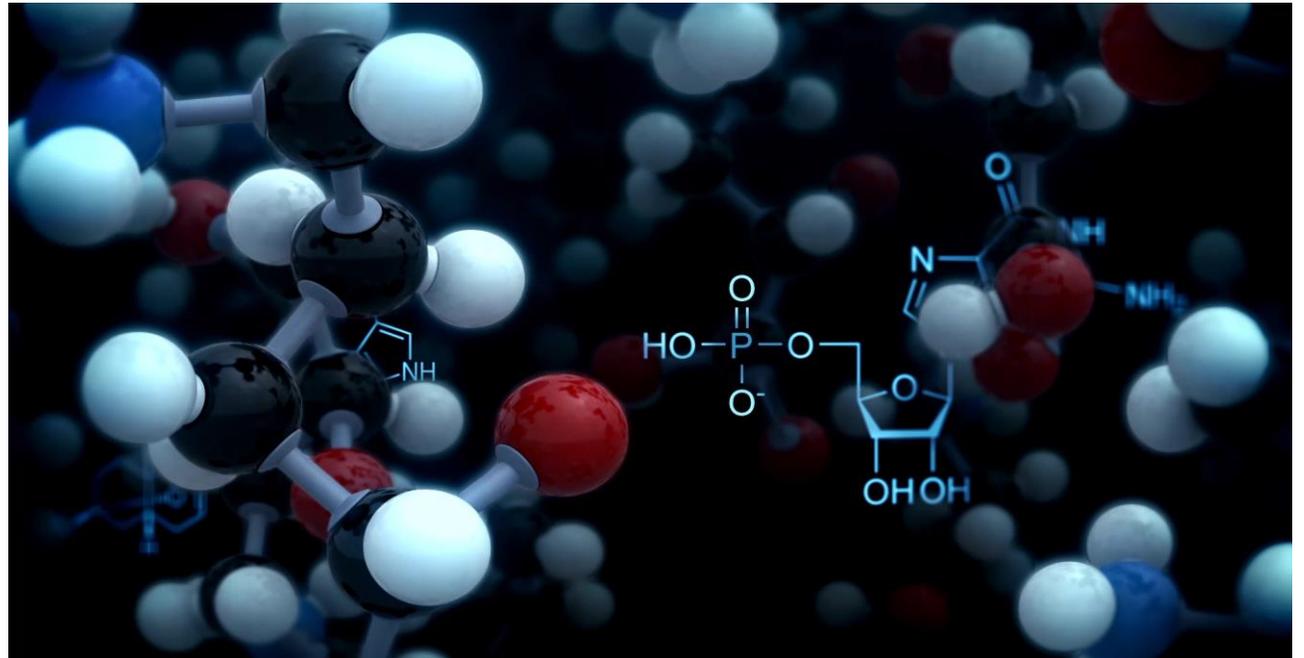
- On-stream: 32 total samples (8 sites x 4 sampling events)
- Off-stream: 52 total samples (13 sites X 4 sampling events)



Photo credit: New Jersey Pinelands Commission

Chemical Analysis:

- Basic water quality parameters
- Naturally occurring phytoestrogens & mycotoxins
- Hormones & hormone conjugates
- Trace metals
- Compounds indicative of human activity



Water chemistry

- 23 trace elements
- Estrogenicity - bioindicator of estrogenic activity
- 6 phytoestrogens and 8 mycotoxins
- 42 hormones and hormone conjugates
- 70 waste indicator compounds including: surfactants, fragrances, antioxidants, disinfectants, food additives, plastics, industrial solvents, PAHs, fecal and plant sterols, phosphate flame retardants and pesticides



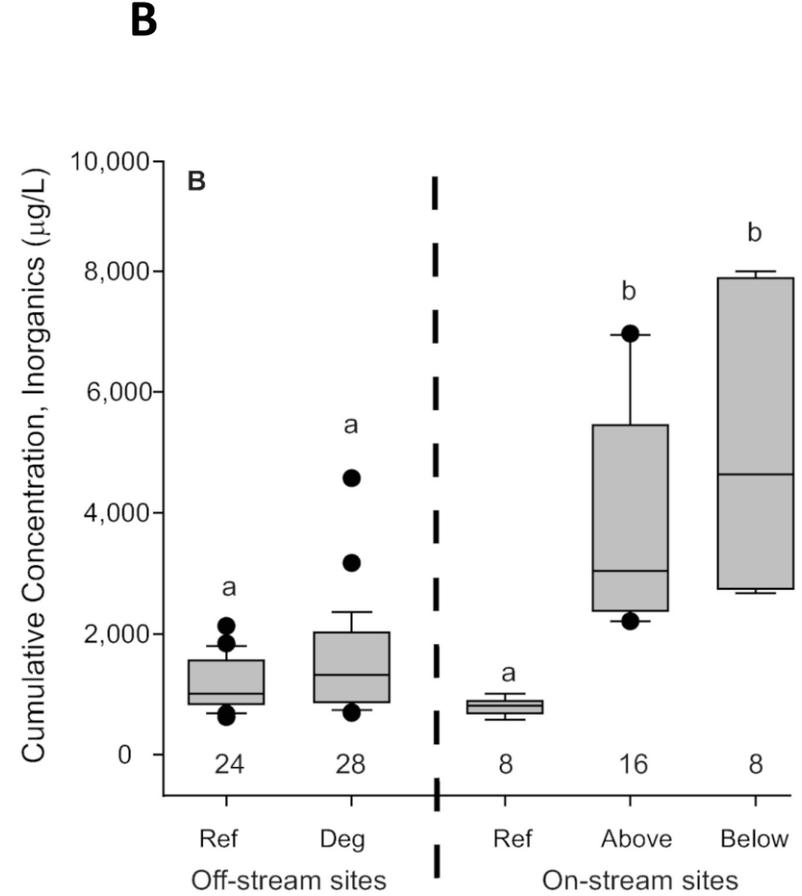
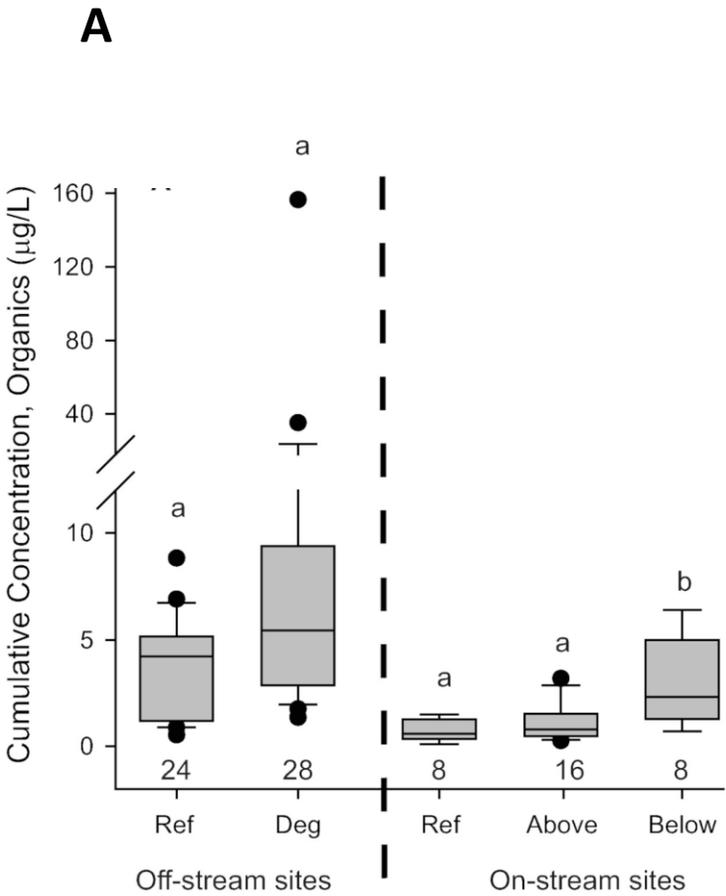
Inorganic Results – All sites

Contaminant Class	Number of compounds observed	Concentration Range (ug/L)	Compounds observed
Toxic Heavy Metals	4	0.25-8.69	Arsenic (As), Cadmium (Cd), Chromium (Cr), Lead (Pb)
Metalloestrogens	12	21-814	Aluminum (Al), Arsenic (As), Barium (Ba), Cadmium (Cd), Cobalt (Co), Chromium (Cr), Copper (Cu), Lead (Pb), Nickel (Ni), Antimony (Sb), Selenium (Se), Vanadium (V)
Cumulative inorganics	22	250-7,700	

Organic Results – All sites

Contaminant Class	Number of compounds observed	Concentration Range (ug/L)	Compounds observed
Steroids	10	0-15	17-alpha-Estradiol, 17b-Estradiol 3-sulfate, 17-beta-Estradiol, 3-beta-Coprostanol, 4-Androstene-3,17-dione, Cholesterol, Equilin, Estriol 17-sulfate, Estrone, Progesterone
Phytochemicals	12	0-122	3-Methyl-1H-indole, beta-Sitosterol, beta-Stigmastanol, Caffeine, Camphor, Daidzein, Equol, Formonentin, Genestein, Indole, Methyl salicylate, p-Cresol
Pesticides	5	0-0.68	1,4-Dichlorobenzene, Atrazine, Metolachlor, Pentachlorophenol, Prometon
Personal Care Products	11	0-15.8	4-Cumylphenol, 4-Nonylphenol (all isomers), Acetophenone, AHTN, Benzophenone, D-Limonene, HHCB, Isophorone, N,N-Diethyl-m-toluamide, Triclosan, Triethyl citrate
PAHs	10	0-27	2,6-Dimethylnaphthalene, 2-Methylnaphthalene, 9,10-Anthraquinone, Anthracene, Benzo-a-pyrene, Carbazole, Fluoranthene, Phenanthrene, Phenol, Pyrene
Mycotoxins	3	0-0.073	Beauvericin, Deoxynivalenol, Zearalenone
Industrial chemicals	9	0-2.19	5-Methyl-1H-benzotriazole, Chloroethylphosphate, Diethyl phthalate, FYROL FR 2, TBEP, Tetrachloroethene, Tribromomethane, Tributyl phosphate, Triphenyl phosphate
Cumulative organics	60	0.09-156	

Cumulative concentrations of organic and inorganic contaminants

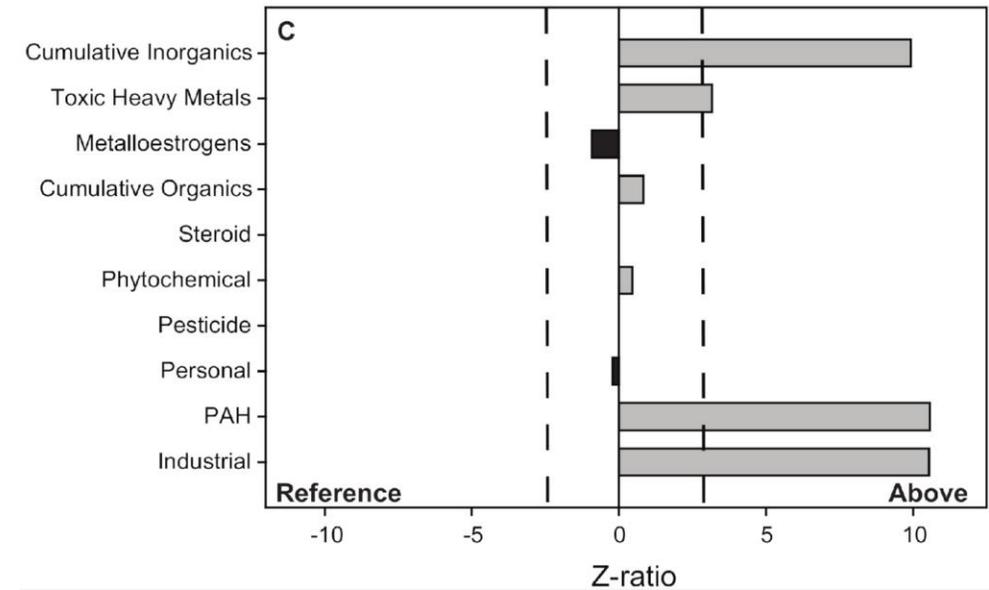
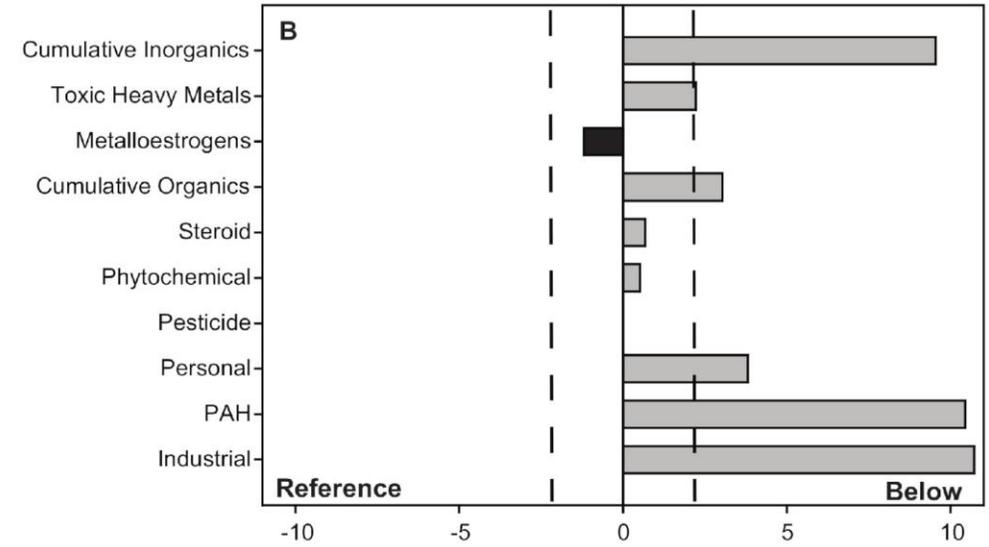
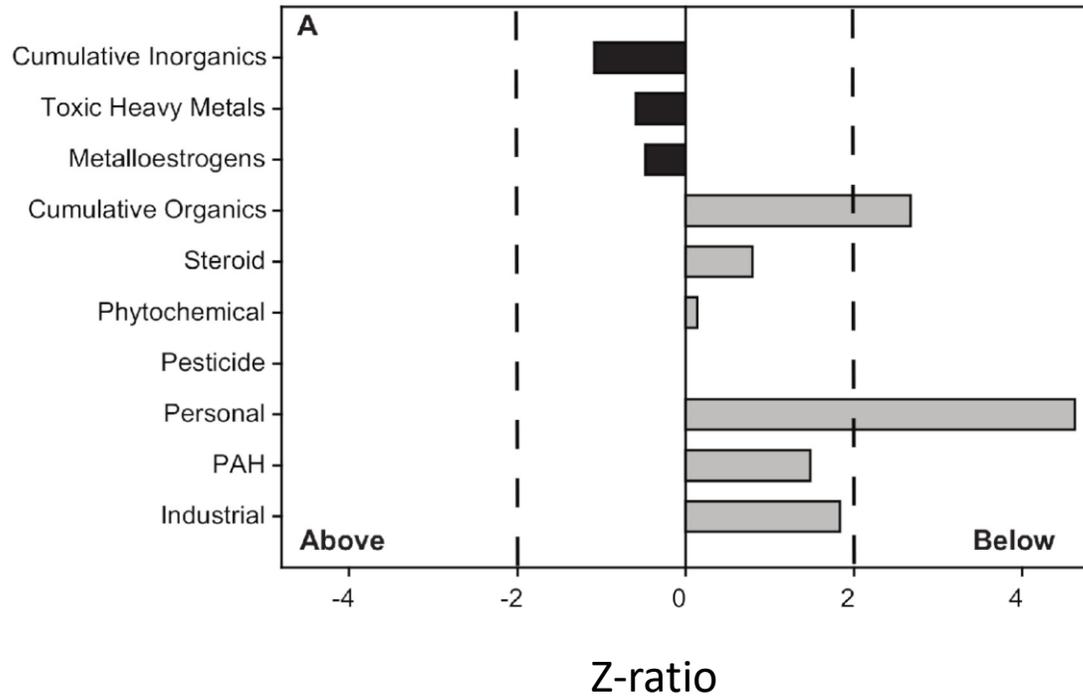


A Pinelands Preserve impoundment; Photo credit: John Bunnell, New Jersey Pinelands Commission



A Pinelands stream; Photo credit: Paul Leekan, New Jersey Pinelands Commission

On-Stream sites

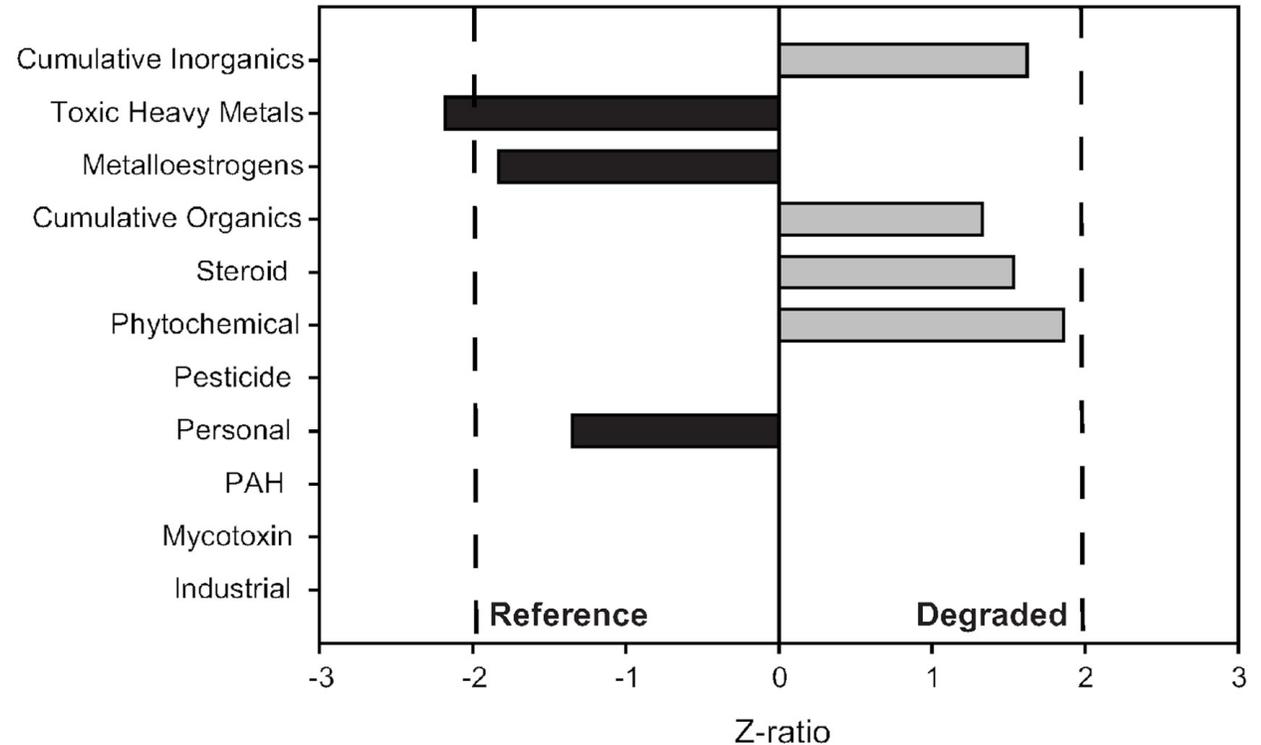


Contaminant grouping concentration (µg/L)	On-stream (streams/lakes)		
	Reference lakes (n=2)	Above WWTP (n=4)	Below WWTP (n=2)
Cumulative inorganics	490 (254–686)	2,710 (1,880–6,640)	4,310 (2,350–7,680)
Toxic heavy metals	0.626 (0.459–0.981)	1.40 (0.490–2.61)	1.42 (0.413–2.19)
Metalloestrogens	112 (48.9–140)	87.3 (58.6–270)	89.9 (30.1–245)
Cumulative organics	0.58 (0.09–1.49)	0.80 (0.26–3.19)	2.31 (0.69–6.41)
Steroids	0.20 (0–0.90)	0.25 (0–1.8)	0.50 (0.0005–0.80)
Phytochemicals	0.255 (0–0.481)	0.310 (0–1.92)	0.377 (0–0.764)
Pesticides	0 (0–0.01)	0 (0–0.68)	0 (0–0.64)
Personal care products	0.10 (0.02–0.80)	0.09 (0–0.38)	0.59 (0.17–2.96)
PAHs	0 (0–0.09)	0.03 (0–0.55)	0.11 (0.02–0.34)
Mycotoxins	ND	ND	0 (0–0.048)
Industrial chemicals	0 (0–0.2)	0.05 (0–0.54)	0.21 (0.06–2.19)

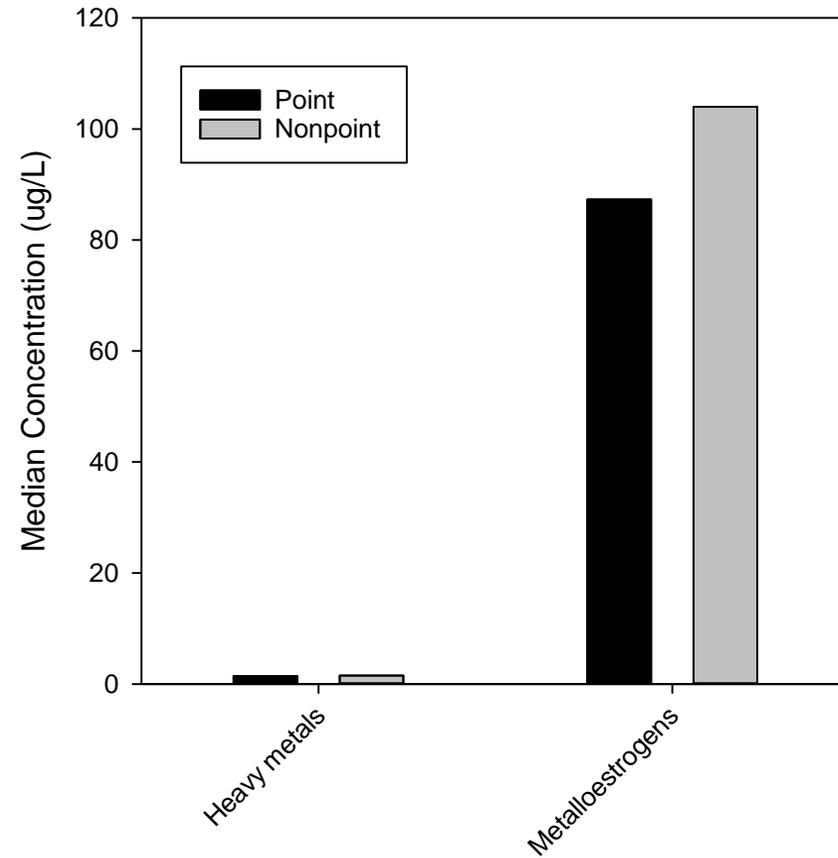
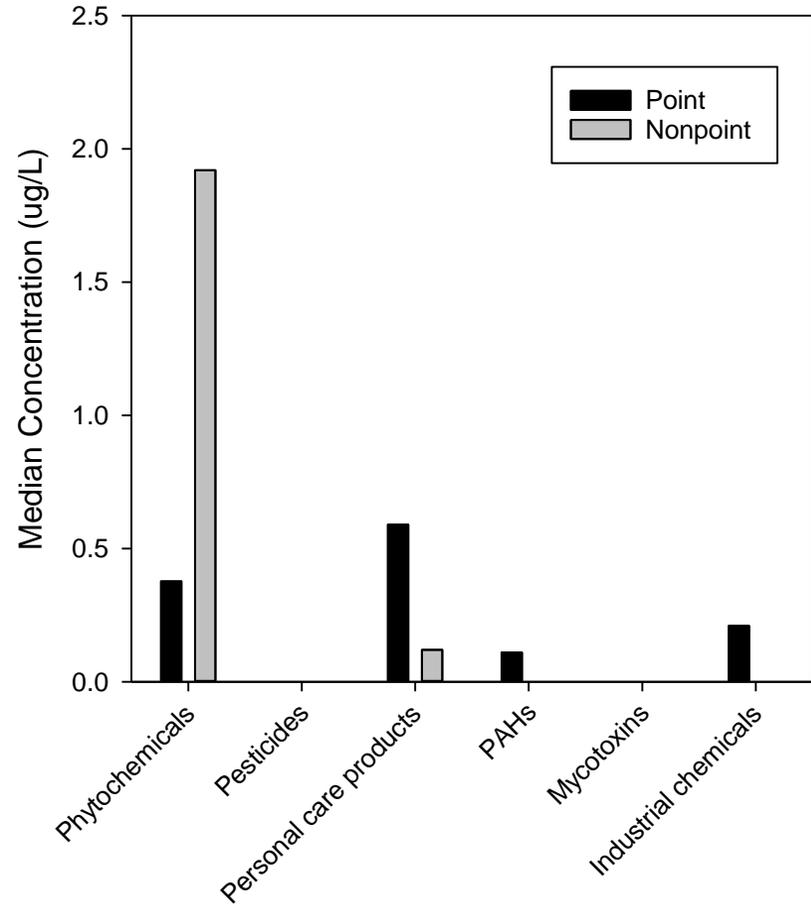


Contaminant grouping concentration (µg/L)	Reference (n=3)	Degraded (n=10)
Cumulative inorganics	654 (297–1,510)	966 (364–4,250)
Toxic heavy metals	2.37 (0.818–8.39)	1.54 (0.248–5.48)
Metalloestrogens	197 (70.5–814)	104 (21.0–538)
Cumulative organics	4.04 (0.53–8.82)	4.80 (0.880–156)
Steroids	0.865 (0–4.20)	2.00 (0–15.0)
Phytochemicals	0.930 (0–3.86)	1.92 (0–122)
Pesticides	0 (0–0.020)	0 (0–0.600)
Personal care products	0.170 (0.060–1.95)	0.120 (0–15.8)
PAHs	0 (0–2.17)	0 (0–27.0)
Mycotoxins	0 (0–0.002)	0 (0–0.073)
Industrial chemicals	0 (0–1.40)	0 (0–0.430)

Off-Stream Sites



Point vs Nonpoint Sources



Landuse and contaminants

- **Landscape alteration driver of several contaminant groupings in study area**
- PAH, industrial, and cumulative inorganics increase with development
- Cumulative organics, steroids, phytochemicals, and metalloestrogens increased with agricultural land-use.

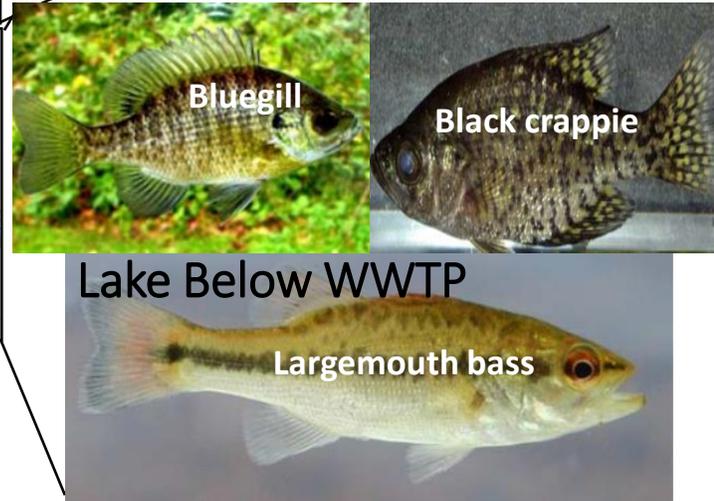
	Upland Agriculture	Development
Cumulative Organics	0.30	--
Cumulative Inorganics	--	0.79
Pesticides	--	--
Steroids	0.24	--
Industrial Chemicals	--	0.34
PAHs	--	0.39
Mycotoxins	--	--
Personal Care Products	--	--
Phytochemicals	0.29	--
Heavy Metals	--	--
Metalloestrogens	--	-0.43

Frog and Fish Sampling

Streams Above & Below WWTP



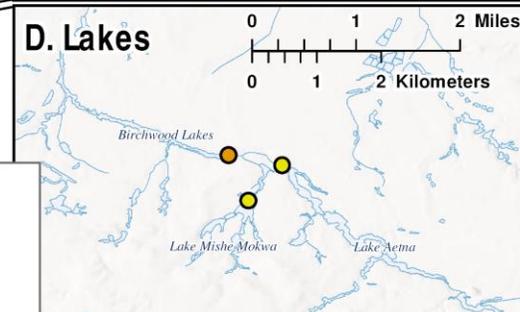
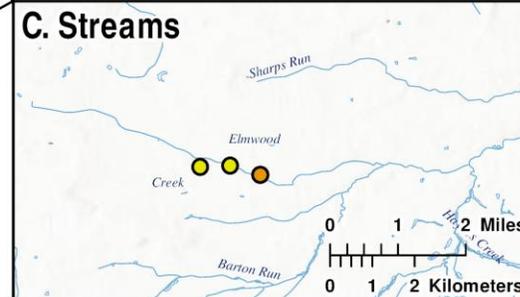
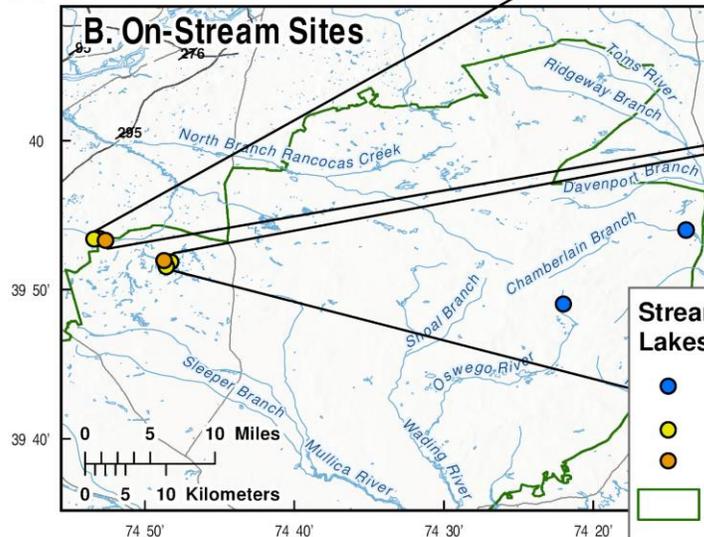
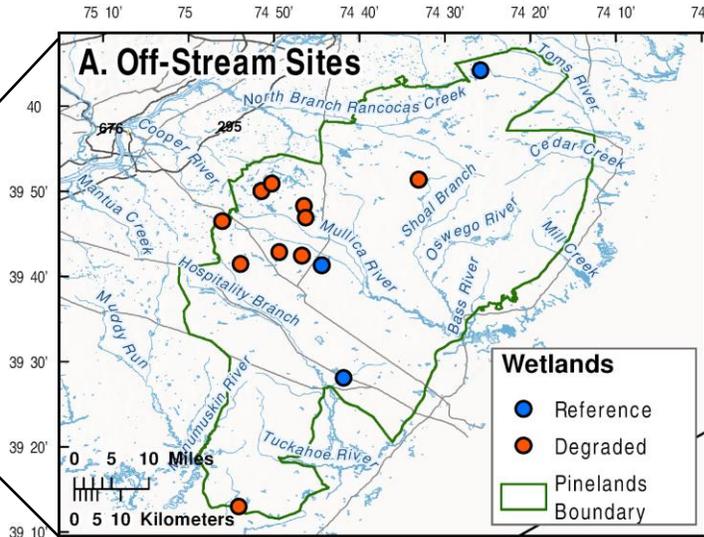
Lakes Above & Below WWTP



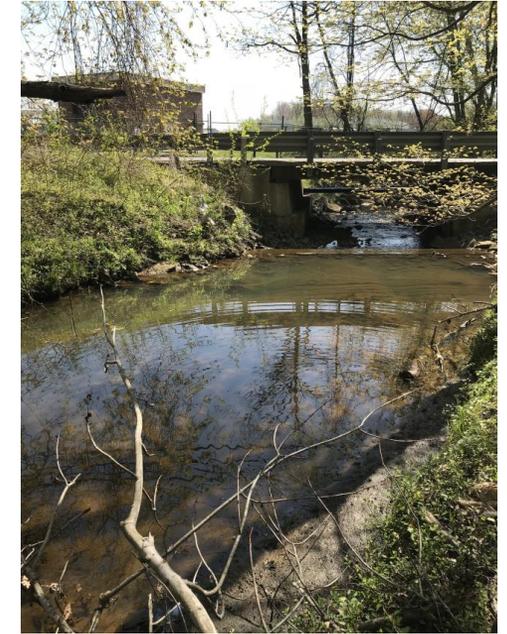
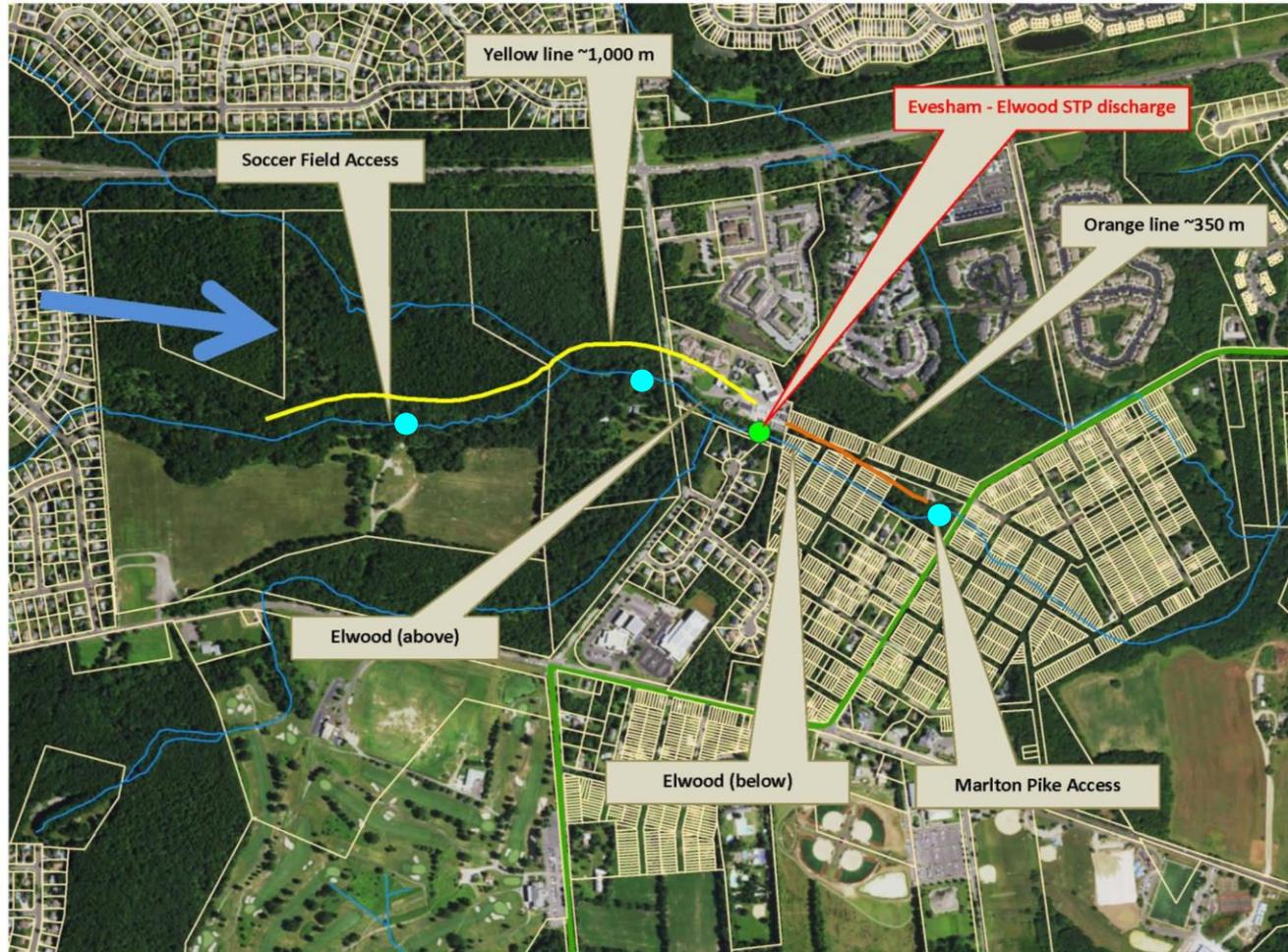
Wetlands



Reference Lakes



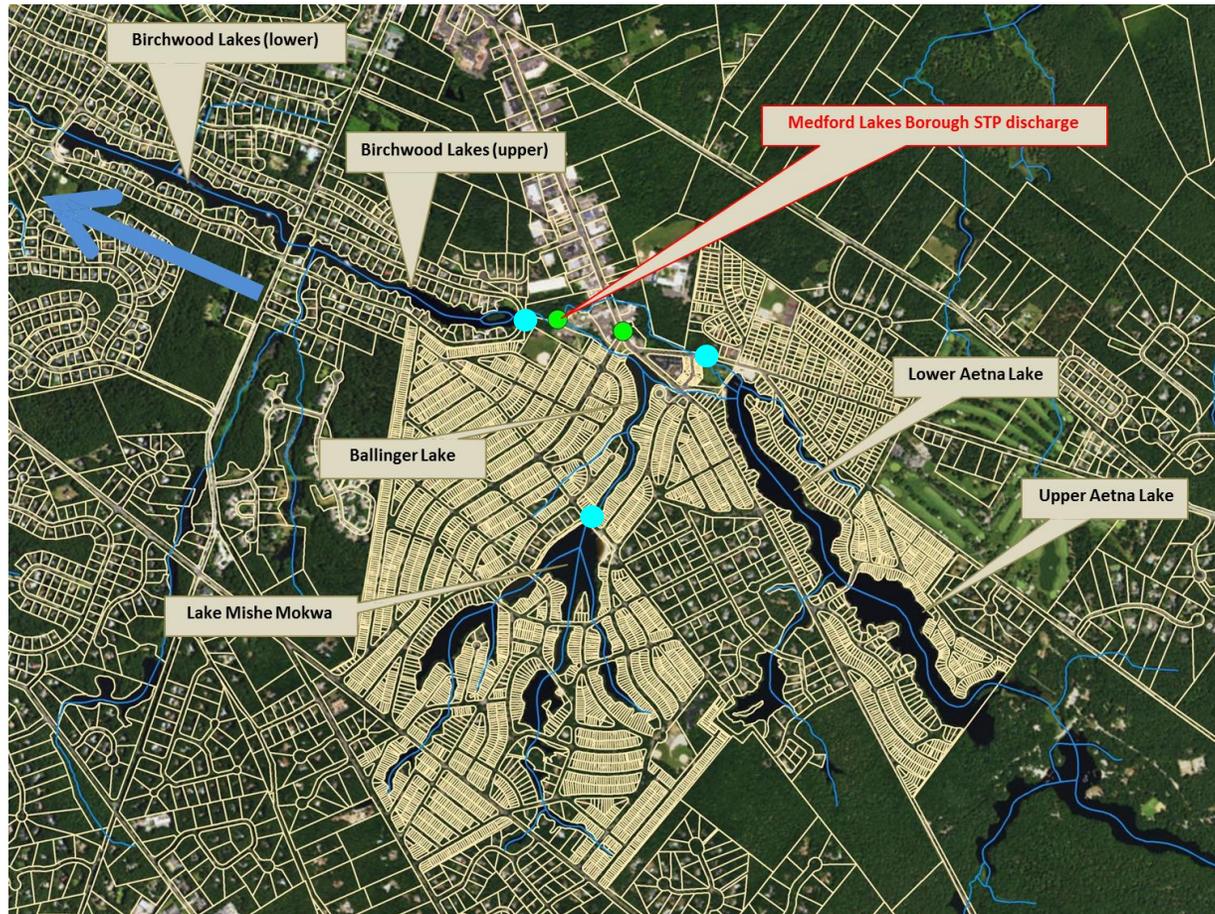
On-stream sites



Fish: tessellated darters, redbreast sunfish

Endpoints: intersex, external abnormalities, immune function (parasite loads)

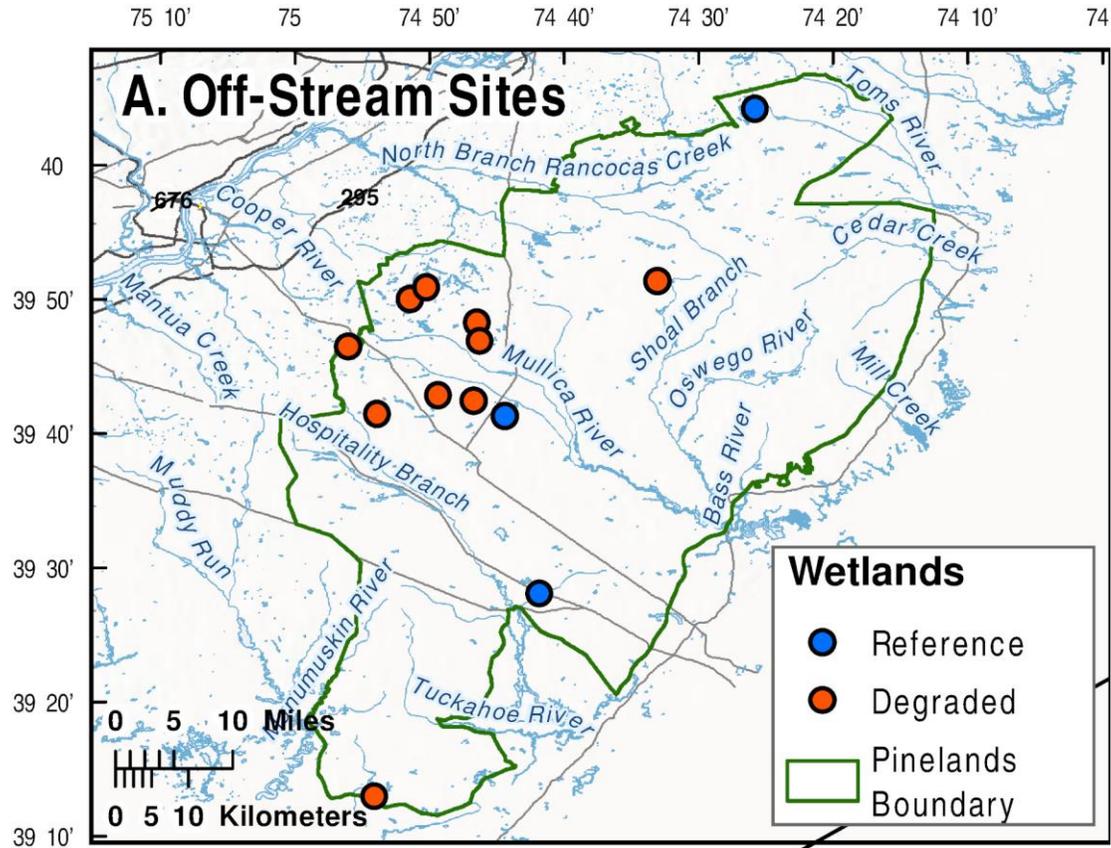
On-lake sites



Fish: largemouth bass, black crappie, bluegill

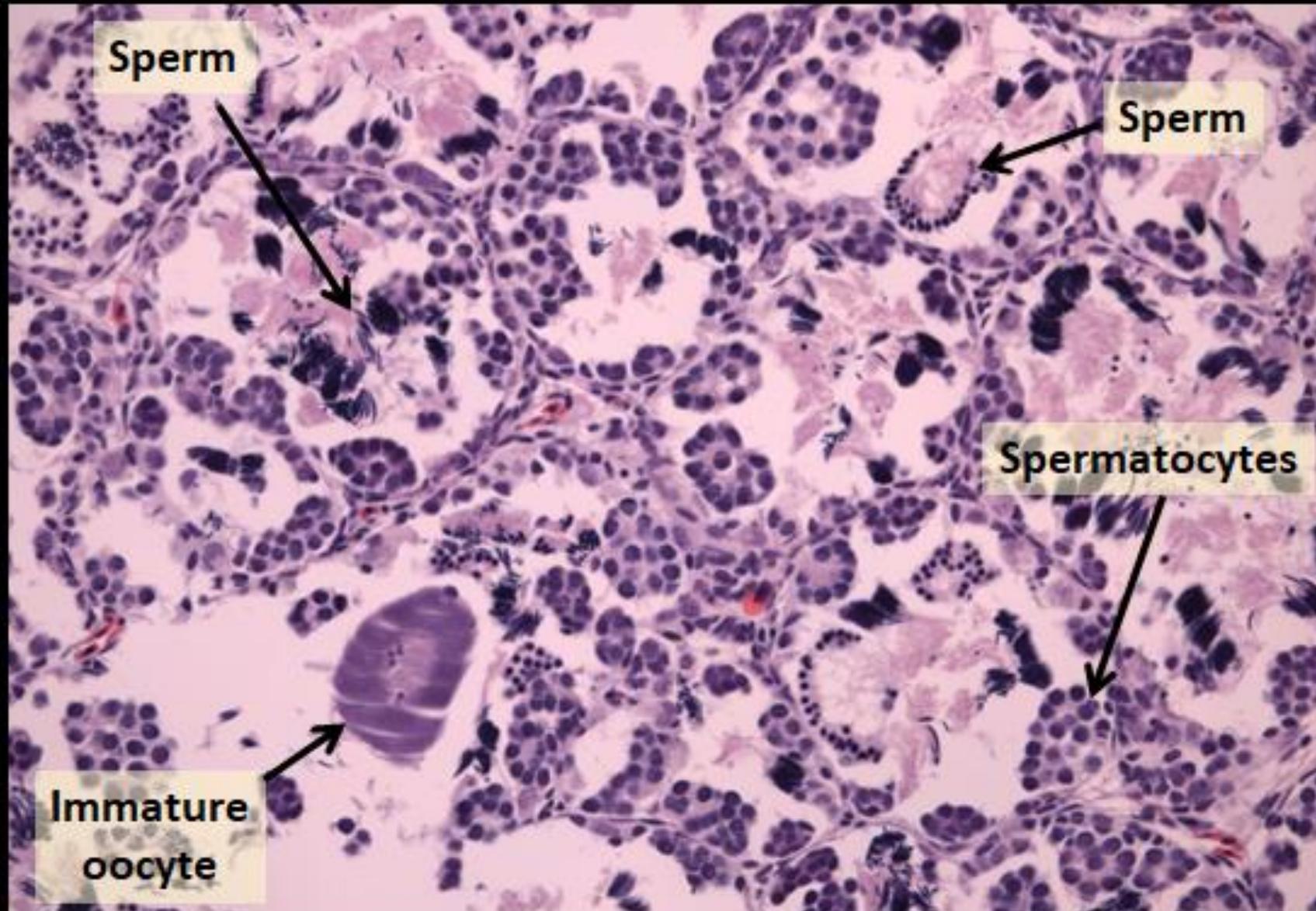
Endpoints: intersex, plasma vitellogenin (bass only), external abnormalities, immune function (parasite loads)

Off-stream sites

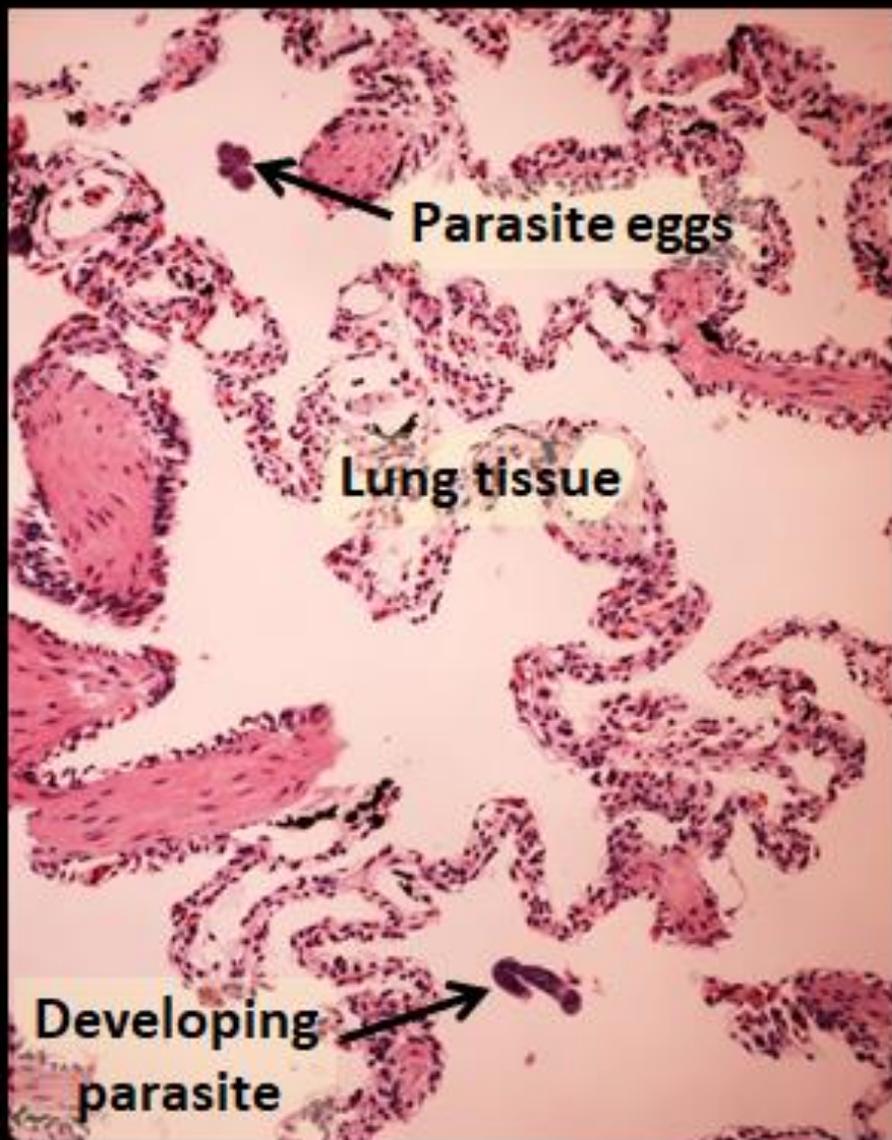


Green frog: adult and metamorphs
Endpoints: sex ratio, intersex,
immune function (parasite loads)

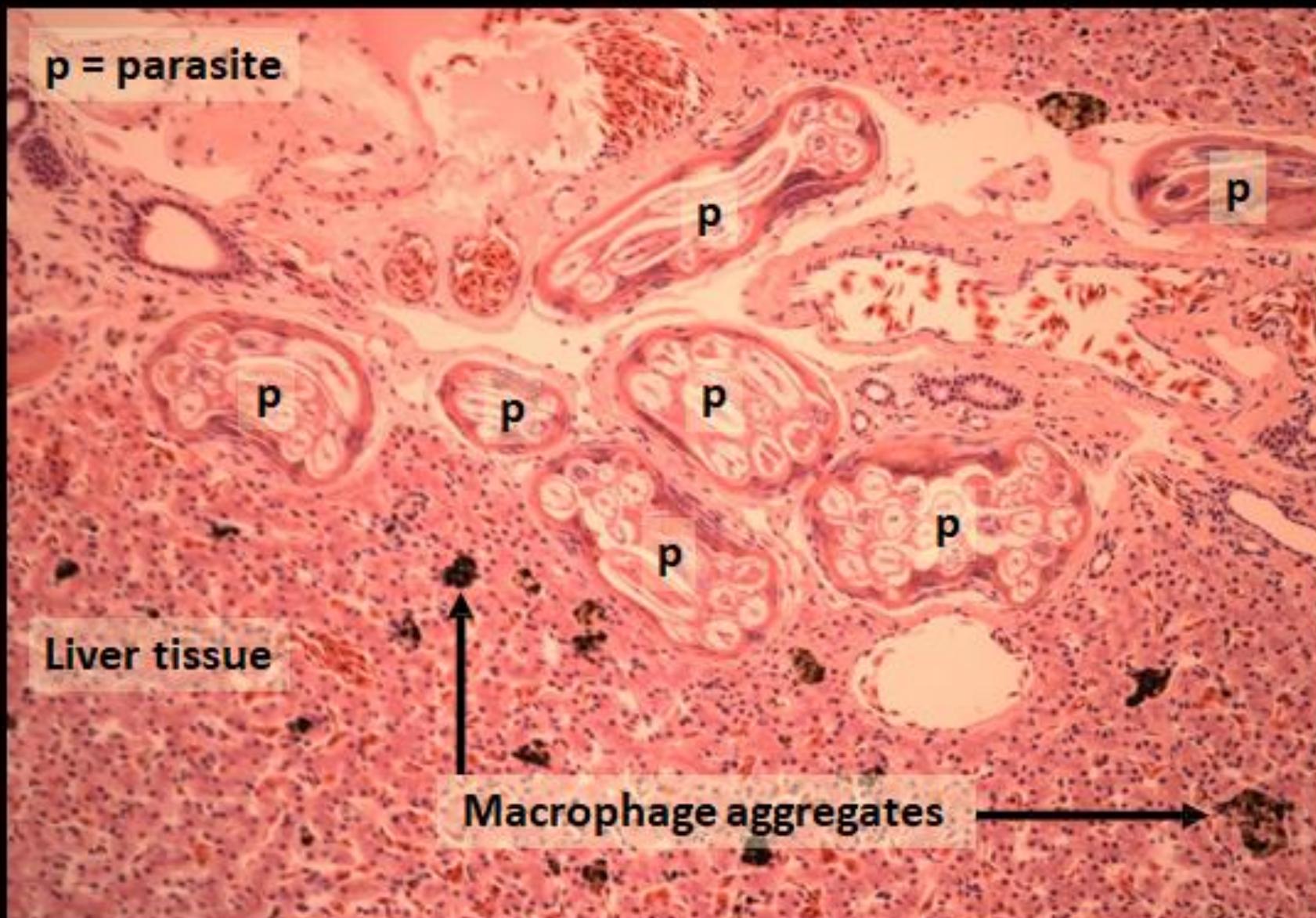
INTERSEX



PARASITES IN THE LUNGS



LIVER OBSERVATIONS



Sunfish

Native Banded Sunfish

- Fish collected from 2 reference lakes had parasites in gill, liver, muscle and kidneys
- Sex ratio = 19% male
- Intersex prevalence = 20%

Redbreast Sunfish

- Fish collected below WWTP had higher condition factor and eye parasites compared to fish above
- No other differences
- Intersex ranged from 7% above WWTP to 25% below



Banded sunfish

Photo credit: John Bunnell, New Jersey Pinelands Commission.



Redbreast sunfish

Tessellated Darter

- Longer and heavier above compared to below
- No other differences
- Intersex = 0%
- Parasite occurrence and diversity was low compared to other fish species
- May not be as sensitive to infection despite changes in water quality



Photo credit: John Bunnell, New Jersey Pinelands Commission.

Bluegill

Introduced Species: Bluegill (*Lepomis macrochirus*)



- introduced gamefish
- circular nest
- male guards nest
- up to 10 inches long



- Heavier and longer above compare to below WWTP outfall
- No other differences observed
- Intersex:
 - Above outfall = 7%
 - Below outfall = 0%

Photo credit: John Bunnell, New Jersey Pinelands Commission.

Black Crappie

Introduced Species: Black Crappie (*Pomoxis nigromaculatus*)

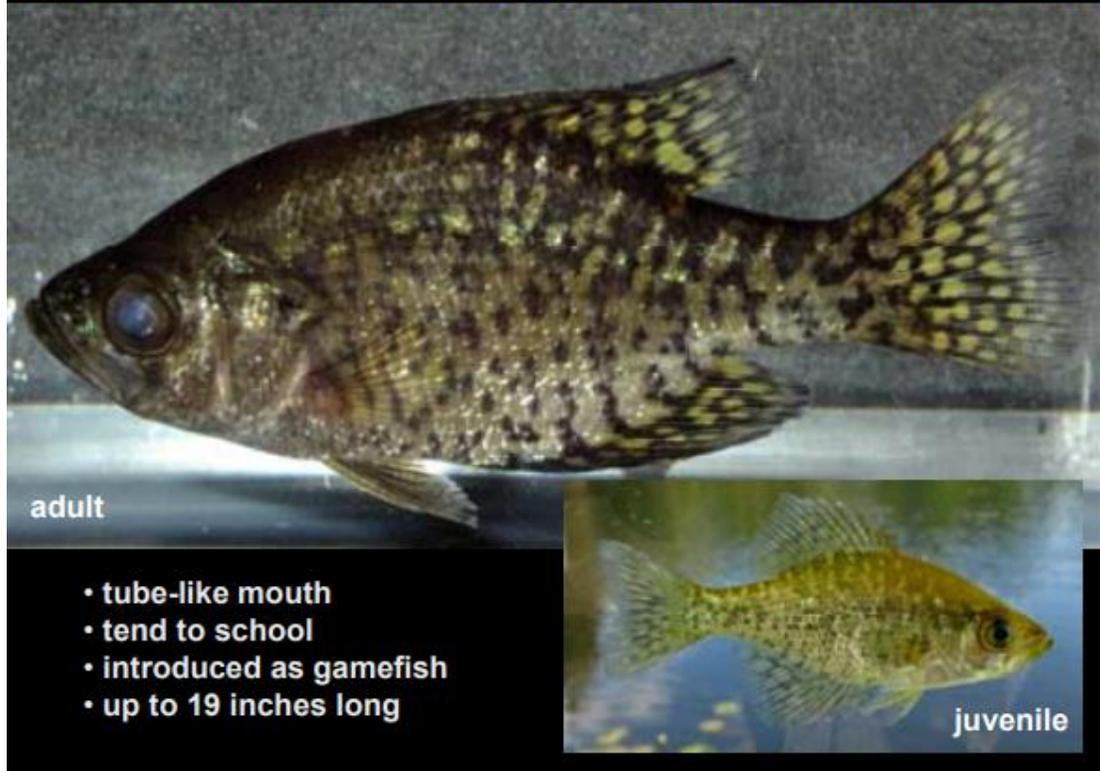


Photo credit: John Bunnell, New Jersey Pinelands Commission.

- Heavier and longer above compared to below outfall
- Higher prevalence of liver and spleen parasites above compared to below outfall
- No differences in sex ratio or intersex
- Intersex
 - Above outfall = 43%
 - Below outfall = 50%

Largemouth Bass

- Only collected below the outfall
- Parasites observed in liver, kidneys, spleen, and gills
- Several had external parasites or white spots
- Sex ratio = 31% males
- Intersex = 80%



Photo credit: John Bunnell, New Jersey Pinelands Commission.

Centrarchids (Sunfish)

	Heavy Metals	Phytochemicals	Pesticides	Personal care products	Industrial compounds	Total Organics	PAHs	Total Inorganics	Steroids	Mycotoxins	Metalloestrogens
Percent male	0.32	0.09	-0.07	-0.04	0.25	0.00	0.08	0.51	-0.02	0.20	-0.15
Intersex	0.03	0.08	0.20	0.44	0.17	0.54	0.11	-0.04	0.55	0.10	-0.18
Eye parasites	-0.48	-0.29	0.21	0.14	0.68	0.27	0.41	0.68	0.14	0.74	-0.55
Gill parasites	-0.24	0.00	0.62	0.05	0.65	-0.15	0.59	0.38	-0.42	0.10	0.25
Liver parasites	0.77	0.48	0.17	0.26	0.18	0.22	0.07	0.24	0.14	-0.21	0.14
Spleen parasites	0.47	0.32	0.19	0.50	0.34	0.36	0.25	0.23	0.27	0.10	0.11
Anterior kidney parasites	0.47	0.20	0.16	0.10	0.19	-0.02	0.08	0.21	-0.07	-0.10	0.20
Posterior kidney parasites	0.45	0.16	0.16	0.20	0.24	0.06	0.09	0.23	-0.01	0.00	0.16
Gut parasites	-0.82	-0.60	-0.07	-0.47	0.04	-0.22	-0.05	0.13	-0.16	0.33	-0.44
Heart parasites	0.25	0.09	0.10	-0.03	0.22	-0.04	0.12	0.30	-0.06	0.00	0.04
Muscle parasites	-0.78	-0.57	-0.15	-0.53	-0.14	-0.36	-0.18	-0.03	-0.34	0.22	-0.33
External parasites	-0.06	0.32	0.30	0.06	0.26	-0.06	0.52	0.06	-0.13	-0.19	0.39
Eye exophthalmia	-0.53	-0.07	0.25	0.02	0.73	0.15	0.67	0.73	0.02	0.58	-0.36



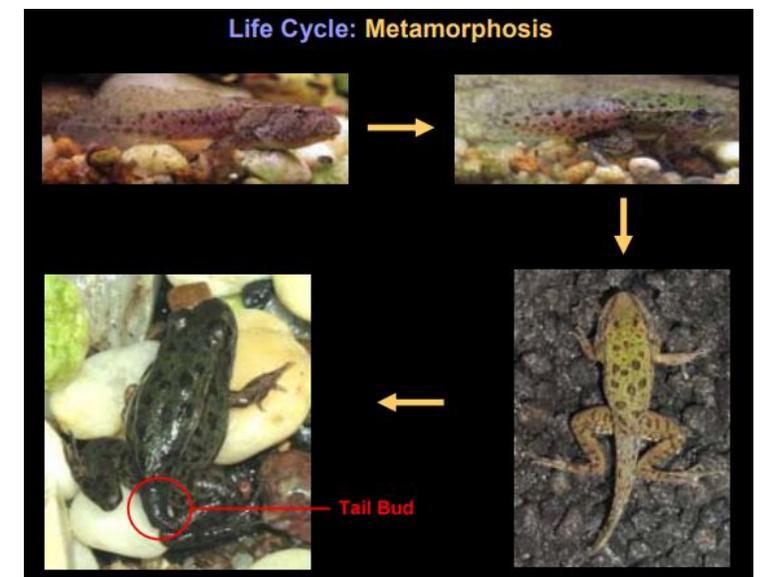
Green Frogs

Metamorphs

- No intersex
- No differences in biological metrics, sex ratio, abnormalities or parasite prevalence

Adults

- Intersex = 1%: degraded; 0% reference
- Sex ratios male dominated but no differences among site types
- No differences in biological metrics, abnormalities or parasite prevalence



Frog metamorphosis, credit: John Bunnell, New Jersey Pinelands Commission.



Green frog, photo credit: John Bunnell, New Jersey Pinelands Commission.

Summary

- Contaminant mixtures related to nonpoint sources from upland landscape alteration
- Estrogenic endocrine disruption and parasite occurrence was site and species dependent and continued monitoring needed.
- Point and nonpoint source pollution degrade water quality and can negatively affect aquatic ecosystems.
- Small study: expand scope to understand contaminant mixtures effects on parasite prevalence/diversity in Pinelands species across gradient of landscape alteration



Acknowledgements

- Jon Cohl, Lisa Carper, Molly Schreiner and Anna Boetsma - water chemistry
- Emily Underwood and Adam Sperry - green frog necropsies
- Darlene Bowling and Pam Whittington - green frog histology slides
- Cheyenne Simpson, Adam Sperry – fish necropsies/histology

Thank you!

Kelly Smalling

USGS NJ Water Science Center

ksmall@usgs.gov

Breitmeyer, S.E. et al., 2021, Organic and inorganic constituents in surface water and native and non-native fish and frog health data collected from streams, impoundments and wetlands in the New Jersey Pinelands, 2017-2020: U.S. Geological Survey data release, <https://doi.org/10.5066/P93VW8GX>





RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-22-_____

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1995-1214.010)

Commissioner _____ moves and Commissioner _____
seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Acting Executive Director that the following application for Public Development be approved with conditions:

1995-1214.010

Applicant:	Stafford Township
Municipality:	Stafford Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	November 18, 2022
Proposed Development:	Proposed improvements to an existing municipal sanitary sewer pump station.

WHEREAS, a two-lot subdivision of original 57.26-acre Block 44.61, Lot 24 occurred in 1993 without application to, and approval by, the Commission; and

WHEREAS, the two-lot subdivision created 56.85-acre Lot 24 and 0.41-acre Lot 24.02; and

WHEREAS, the two-lot subdivision that occurred in 1993 constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan (CMP); and

WHEREAS, the existing sanitary sewer pump station is located on 0.41 acre Lot 24.02; and

WHEREAS, the applicant proposes to resolve this violation by including the two-lot subdivision in the current application for the proposed improvements to the sanitary sewer pump station; and

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Acting Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Acting Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Acting Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1995-1214.010 for public development is hereby **approved** subject to the conditions recommended by the Acting Executive Director.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Avery					Lettman					Pikolycky				
Christy					Lloyd					Quinn				
Holroyd					Lohbauer					Wallner				
Irick					McCurry					Matos				
Jannarone					Meade									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Acting Executive Director

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

November 18, 2022

Matthew von der Hayden (via email)
Stafford Township
260 East Bay Ave.
Manahawkin, NJ 08050

Re: Application # 1995-1214.010
Block 44.61, Lots 24 & 24.02
Stafford Township

Dear Mr. von der Hayden:

The Commission staff has completed its review of this application for proposed improvements to an existing municipal sanitary sewer pump station. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its December 9, 2022 meeting.

A two lot subdivision of original 57.26 acre Block 44.61, Lot 24 occurred in 1993 without application to the Commission. That subdivision created 56.85 acre Lot 24 and 0.41 acre Lot 24.02. Subdivision of a parcel prior to the completion of an application with the Pinelands Commission constitutes a violation of the application requirements of the Stafford Township land use ordinance and the Pinelands Comprehensive Management Plan. To resolve this violation, the current application also proposes the two lot subdivision that occurred in 1993.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Acting Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

- c: Secretary, Stafford Township Planning Board (via email)
- Stafford Township Construction Code Official (via email)
- Stafford Township Environmental Commission (via email)
- Secretary, Ocean County Planning Board (via email)
- Alan Dittenhofer (via email)



State of New Jersey
 THE PINELANDS COMMISSION
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PHILIP D. MURPHY
 Governor
 SHEILA Y. OLIVER
 Lt. Governor

General Information: Info@pinelands.nj.gov
 Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

November 18, 2022

Matthew von der Hayden (via email)
 Stafford Township
 260 East Bay Ave.
 Manahawkin, NJ 08050

Application No.: 1995-1214.010
 Block 44.61, Lots 24 & 24.02
 Stafford Township

This application proposes improvements to an existing municipal sanitary sewer pump station located on 0.41 acre Block 44.61, Lot 24.02 in Stafford Township.

A two lot subdivision of original 57.26 acre Block 44.61, Lot 24 occurred in 1993 without application to the Commission. That subdivision created 56.85 acre Lot 24 and 0.41 acre Lot 24.02. Subdivision of a parcel prior to the completion of an application with the Pinelands Commission constitutes a violation of the application requirements of the Stafford Township land use ordinance and the Pinelands Comprehensive Management Plan. To resolve this violation, this application also proposes the two lot subdivision that occurred in 1993.

On June 4, 1993, the Commission approved the installation of 88,300 linear feet of sanitary sewer mains and the construction of four sanitary sewer pump stations in Stafford Township (App. No. 1987-0652.004). App. No. 1987-0652.0004 included the sanitary sewer pump station subject of the current application. The current application proposes to install a twelve foot diameter valve vault and a twelve foot diameter wet well and reconfigure the existing paved driveway and parking area at the existing sanitary sewer pump station.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28)

The above referenced parcel is located within a Pinelands Regional Growth Area. The proposed development is a permitted land use in a Pinelands Regional Growth Area.

Wetlands Standards (N.J.A.C. 7:50-6.7)

There are wetlands located within 300 feet of the existing sanitary sewer pump station. The proposed improvements to the existing sanitary sewer pump station will be located approximately 280 feet from wetlands. There is an existing road and single family dwellings located between the proposed development and the wetlands. Based upon the location of this existing development, the applicant has demonstrated that the proposed development will not result in a significant adverse impact to wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located primarily within an existing developed and grassed area, and partially in a forested area. Approximately 390 square feet of pine-oak forest will be cleared to accommodate the proposed development. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. This application was designated as complete on the Commission’s website on October 31, 2022. The Commission’s public comment period closed on November 9, 2022. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 24 sheets, prepared by Remington & Vernick Engineers and dated as follows:
 - Sheet 1 – July 12, 2022; last revised November 15, 2022
 - Sheets 2-19, 23 & 24 – July 12, 2022
 - Sheets 20 & 22 – August 22, 2022
 - Sheet 21 – August 23, 2022; last revised November 15, 2022
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on December 6, 2022 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-22-_____

TITLE: Scheduling Regular Pinelands Commission Meeting Dates for 2023

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, the Open Public Meetings Act requires that the Pinelands Commission establish an annual schedule of regular meetings prior to January 10th of each year; and

WHEREAS, the Pinelands Commission will use the Pinelands Commission's Richard J. Sullivan Center for Environmental Policy and Education in New Lisbon, Pemberton Township, as the regular site for its meetings; and

WHEREAS, any meeting to be held at a location other than the Pinelands Commission's Richard J. Sullivan Center for Environmental Policy and Education, 15 C Springfield Road, New Lisbon, Pemberton Township, will be advertised accordingly in accordance with the requirements of the Open Public Meetings Act; and

WHEREAS, the public can attend all regular Commission meetings in person or livestream these meetings through the Commission's YouTube channel. Public comment can be provided in person or by dialing the phone number and entering the code displayed on the meeting agenda and the YouTube screen during each meeting. An agenda will be posted on the Commission's website at www.nj.gov/pinelands/ in advance of each meeting; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that the Pinelands Commission shall conduct its meetings on the following dates in 2023, beginning at the specified time, unless notice is otherwise provided in accordance with the Open Public Meetings Act:

Friday, January 13, 2023 (9:30 a.m.)
Friday, February 10, 2023 (9:30 a.m.)
Friday, March 10, 2023 (9:30 a.m.)
Friday, April 14, 2023 (9:30 a.m.)
Friday, May 12, 2023 (9:30 a.m.)
Friday, June 9, 2023 (9:30 a.m.)

Friday, July 14, 2023 (9:30 a.m.)
Friday, August 11, 2023 (9:30 a.m.)
Friday, September 8, 2023 (9:30 a.m.)
Friday, October 13, 2023 (9:30 a.m.)
Thursday, November 9, 2023 (9:30 a.m.)
Friday, December 8, 2023 (9:30 a.m.)

BE IT FURTHER RESOLVED that the Acting Executive Director is directed to publish notice of this schedule in the Commission's official newspapers, file copies of the schedule with the Secretary of State of the State of New Jersey and Pinelands county and municipal clerks, post a copy of the notice in the Commission's offices and post the annual schedule on the Commission's website (www.nj.gov/pinelands).

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Avery					Lettman					Pikolycky				
Christy					Lloyd					Quinn				
Holroyd					Lohbauer					Wallner				
Irick					McCurry					Matos				
Jannarone					Meade									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Acting Executive Director

Laura E. Matos
Chair



State of New Jersey
 THE PINELANDS COMMISSION
 PO Box 359
 NEW LISBON, NJ 08064
 (609) 894-7300
 www.nj.gov/pinelands



PHILIP D. MURPHY
 Governor
 SHEILA Y. OLIVER
 Lt. Governor

General Information: Info@pinelands.nj.gov
 Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Acting Executive Director

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
 Planning Specialist

Date: November 29, 2022

Subject: No Substantial Issue Findings

During the past month, the Planning Office reviewed four ordinance amendments and one master plan that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). It included the following:

Galloway Township Ordinance 2093-2022 – adopts the amended Aloe Street Redevelopment Plan. The ordinance supersedes the redevelopment plan adopted by Ordinance 2080-2022. The redevelopment area includes 13 lots, approximately 67 acres, all of which are located within the Township’s existing Town Industrial (TI) District. The redevelopment plan establishes the Aloe Street Redevelopment District (ASRD) Overlay Zone, which permits various warehousing, storage, and distribution uses as well as light industrial uses, professional offices, and solar energy facilities. The plan includes various standards related to lot area and bulk, landscaping and buffering, design, parking, and signage. The plan also incorporates principal use solar energy standards consistent with the CMP (N.J.A.C. 7:50-5.36). The Township’s TI District is located within a Pinelands Town management area.

Lacey Township Ordinances 2022-03, 2022-25, and 2022-33 – amend Chapter 335 (Zoning) of the Code of Lacey Township. Ordinances 2022-03 and 2022-33 contain provisions related to electric vehicle supply/service equipment (EVSE) and make-ready parking spaces. Ordinance 2022-25 contains provisions related to minimum parking requirements and usage fees related to publicly accessible, municipal EVSE.

Woodbine Borough 2022 Bicycle and Pedestrian Master Plan – provides a vision and goals for the Borough’s ongoing improvements to the livability, economic vitality, and non-motorized accessibility for residents and visitors throughout the Borough. The plan includes existing characteristics and usage of bicycle and pedestrian facilities, recommendations for improvements to priority corridors, as well as recommended planning, design, and maintenance policies and an implementation strategy.